

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

27 Capella Road, Ocean Grove 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$ -

or range between

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$565,000

*House

X

*Unit

Suburb
or locality

Ocean Grove

Period - From

1 Jan 2017

to

1 March 2017

Source

RP DATA

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

22 Canis Crescent, Ocean Grove	\$705,000	9-Dec-2016
11-13 Dolphin Court, Ocean Grove	\$680,000	24-Nov-2016
41 Endeavour Drive, Ocean Grove	\$660,000	26-April-2017