



Statement of Information

Sections 47AF of the Estate Agents Act 1980

28 Somerdale Avenue,
OCEAN GROVE 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

**Range from \$489,000 -
\$519,000**

Median sale price

Median **House** for **OCEAN GROVE** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

\$590,000

Comparable property sales

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 the most comparable to the property for sale.

29 Aldebaran Road, Price **\$465,000** Sold 22 August 2017
Ocean Grove 3226

112 Aldebaran Road, Price **\$475,000** Sold 12 January 2017
Ocean Grove 3226

9 Sunset Place, Price **\$537,500** Sold 27 February 2017
Ocean Grove 3226

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

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