

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

Stage 6B Yellow Gums Estate

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

\$530,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$570,000

*House

*Unit

Suburb
or locality

Ocean Grove- LAND

Period - From

19.6.2016

to

19.6.2017

Source

Box and Dice (Stage 6A Yellow Gums Sold Prices)

Comparable property sales

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

Stage 6A, Lot 62 Yellow Gums Estate, Ocean Grove	\$600,000	25.02.2017
Stage 6A, Lot 140 Yellow Gums Estate, Ocean Grove	\$510,000	25.02.2017
Stage 6A, Lot 118 Yellow Gums Estate , ocean Grove	\$477,000	25.02.2017