

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Unit offered for sale

Address Including suburb or locality and postcode	Stage 7B Part Two Yellow Gums Estate –Lot 154-159 Alfred Court Ocean Grove Victoria 3226.
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Indicative selling price

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

Unit type or class	Single price		Lower price		Higher price
Lot 154 Alfred Court	\$740,000	or range between	\$*	&	\$
Lot 155 Alfred Court	\$670,000	or range between	\$*	&	\$
Lot 156 Alfred Court	\$680,000	or range between	\$*	&	\$
Lot 157 Alfred Court	\$680,000	or range between	\$*	&	\$
Lot 158 Alfred Court	\$750,000	or range between	\$*	&	\$
Lot 159 Alfred Court	\$760,000		\$*	&	\$

Additional entries may be included or attached as required. Unit median sale price

Median price	\$710,000	Suburb or locality	Ocean Grove
Period - From	July 2019	To	July 2020
Source	Realestate.com.au		

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
	1 Lot 22 Alfred Court	\$770,000	19.06.2020
	2 Lot 23 Alfred Court	\$790,000	24.04.2020
	3 Lot 24 Alfred Court	\$800,000	08.07.2020

This Statement of Information was prepared on: 5th August 2020

