

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 LAKESIDE PLACE, OCEAN GROVE, VIC

6

2

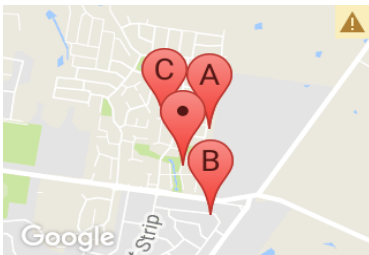
1

Indicative Selling Price

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

Single Price: \$635,000

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$590,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



28 DAINTREE WAY, OCEAN GROVE, VIC 3226

4

3

2

Sale Price

***\$680,000**

Sale Date: 17/10/2017

Distance from Property: 312m



40 ENDEAVOUR DR, OCEAN GROVE, VIC 3226

4

2

1

Sale Price

***\$490,000**

Sale Date: 14/10/2017

Distance from Property: 401m



24 SEAWIND PL, OCEAN GROVE, VIC 3226

4

2

2

Sale Price

***\$540,000**

Sale Date: 14/09/2017

Distance from Property: 321m



This report has been compiled on 02/11/2017 by Hockingstuart Geelong & Bellarine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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 and
postcode

6 LAKESIDE PLACE, OCEAN GROVE, VIC 3226

Indicative selling price

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

Single Price:

\$635,000

Median sale price

Median price

\$590,000

House

X

Unit

Suburb

OCEAN GROVE

Period

01 October 2016 to 30 September 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
28 DAINTREE WAY, OCEAN GROVE, VIC 3226	*\$680,000	17/10/2017
40 ENDEAVOUR DR, OCEAN GROVE, VIC 3226	*\$490,000	14/10/2017
24 SEAWIND PL, OCEAN GROVE, VIC 3226	*\$540,000	14/09/2017