

STATEMENT OF INFORMATION

2/37 THE PARADE, OCEAN GROVE, VIC 3226

PREPARED BY THE TRUSTEE FOR PAVILION PROPERTY GROUP PTY LTD



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

2/37 THE PARADE, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range:

\$1,250,000 to \$1,350,000

Median sale price

Median price

\$615,000

House

X

Unit

Suburb

OCEAN GROVE

Period

01 October 2017 to 31 December 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
1/89 DARE ST, OCEAN GROVE VIC 3226	\$1,300,000	16/10/2017
1/37 THE PDE, OCEAN GROVE, VIC 3226	\$1,320,000	08/11/2016
41 THE AVENUE, OCEAN GROVE, VIC 3226	\$1,300,000	16/11/2017