



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### **Sections 47AF of the Estate Agents Act 1980**

#### Property offered for sale

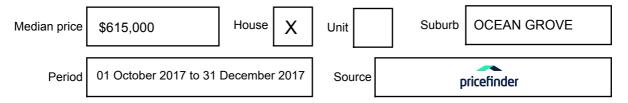
Address Including suburb and postcode	2/37 THE PARADE, OCEAN GROVE, VIC 3226
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#### Indicative selling price

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

Price Range: \$1,250,000 to \$1,350,000

# Median sale price



## 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