

STATEMENT OF INFORMATION

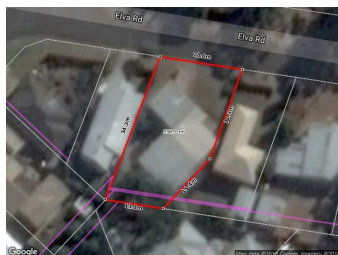
6 ELVA ROAD, OCEAN GROVE, VIC 3226

PREPARED BY THE TRUSTEE FOR PAVILION PROPERTY GROUP PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 ELVA ROAD, OCEAN GROVE, VIC 3226

 4  2  2

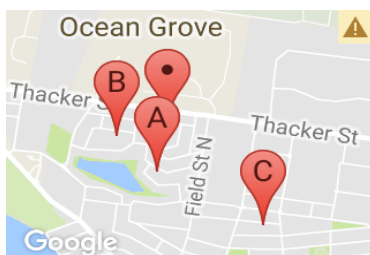
Indicative Selling Price

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

Price Range: \$790,000 to \$860,000

Provided by: Eliza Novak, The Trustee for Pavilion Property Group Pty Ltd

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$685,000

01 January 2018 to 31 March 2018

Provided by: 

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.



64 FRASER CRES, OCEAN GROVE, VIC 3226

 4  2  2

Sale Price

\$790,000

Sale Date: 07/11/2016

Distance from Property: 344m



4 CAPRI CRT, OCEAN GROVE, VIC 3226

 4  2  3

Sale Price

***\$820,000**

Sale Date: 08/03/2018

Distance from Property: 336m



42 EPWORTH ST, OCEAN GROVE, VIC 3226

 4  2  2

Sale Price

\$905,000

Sale Date: 22/01/2018

Distance from Property: 950m



This report has been compiled on 02/05/2018 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 ELVA ROAD, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range: \$790,000 to \$860,000

Median sale price

Median price

\$685,000

House

X

Unit


Suburb

OCEAN GROVE

Period

01 January 2018 to 31 March 2018

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
64 FRASER CRES, OCEAN GROVE, VIC 3226	\$790,000	07/11/2016
4 CAPRI CRT, OCEAN GROVE, VIC 3226	*\$820,000	08/03/2018
42 EPWORTH ST, OCEAN GROVE, VIC 3226	\$905,000	22/01/2018