

STATEMENT OF INFORMATION

8 DEREK COURT, 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



8 DEREK COURT, OCEAN GROVE, VIC

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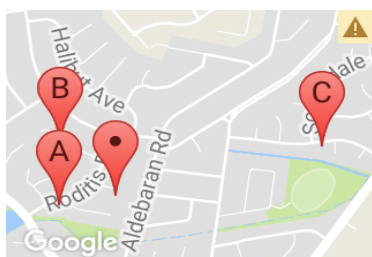
Indicative Selling Price

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

Price Range: **\$400,000 to \$430,000**

Provided by: Alicia Place, The Trustee for Pavilion Property Group Pty Ltd

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (Vacant Land)

\$245,000

01 October 2016 to 30 September 2017

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.



12 RODITIS DR, OCEAN GROVE, VIC 3226

 4  3  1

Sale Price

\$411,000

Sale Date: 26/04/2016

Distance from Property: 186m



15 HIGHVIEW CRT, OCEAN GROVE, VIC

 2  1  1

Sale Price

\$430,000

Sale Date: 18/10/2016

Distance from Property: 261m



34 PEMBROKE RD, OCEAN GROVE, VIC

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Sale Price

\$380,000

Sale Date: 15/02/2017

Distance from Property: 690m



This report has been compiled on 06/10/2017 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

8 DEREK COURT, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range:

\$400,000 to \$430,000

Median sale price

Median price

\$245,000

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
12 RODITIS DR, OCEAN GROVE, VIC 3226	\$411,000	26/04/2016
15 HIGHVIEW CRT, OCEAN GROVE, VIC 3226	\$430,000	18/10/2016
34 PEMBROKE RD, OCEAN GROVE, VIC 3226	\$380,000	15/02/2017