

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 or
locality and postcode

9 Redwood Place, Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$775,000 & \$835,000

Median sale price

(*Delete house or unit as applicable)

Median price \$666,000 *House ☒ *Unit ☐ Suburb or locality Ocean Grove

Period - From JAN 18 to MARCH 18 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
19 Blue Mallee Drive, Ocean Grove	\$750,000	21.12.2017
15 Greenview Rise, Ocean Grove	\$820,000	17.11.2017
9 Dalkeith Crescent, Ocean Grove	\$780,000	23.06.2017