## Statement of Information

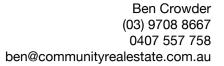
## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sale												
Address Including suburb and postcode 17 Ocean Grove, Mount Eliza Vic 3930												
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$1,490,000					&		\$1,600,000					
Median sale price												
Median price \$1,70		\$1,700,	000	Pro	operty Type Hous		e		Suburb	Mount Eliza		
Period - From 06/12/2020			to	05/12/2021 Sou		ource	REIV	,				
Comparable property sales (*Delete A or B below as applicable)												
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.												
Address of comparable property									Р	rice	Date of sale	
1												
2												
3												
OR												
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.												
This Statement of Information was prepared on:									on:	06/12/2021 19:57		







**Indicative Selling Price** \$1,490,000 - \$1,600,000 **Median House Price** 

06/12/2020 - 05/12/2021: \$1,700,000





**Agent Comments** 



## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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