

# STATEMENT OF INFORMATION

34 GREENVIEW RISE, OCEAN GROVE, VIC 3226

PREPARED BY THE TRUSTEE FOR PAVILION PROPERTY GROUP PTY LTD



## 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

34 GREENVIEW RISE, OCEAN GROVE, VIC 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$650,000 to \$695,000

### Median sale price

Median price \$605,000

House

Unit

Suburb

OCEAN GROVE

Period 01 April 2017 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
20 HEATHWOOD WAY, OCEAN GROVE, VIC 3226	\$701,000	03/06/2017
7 AMBERWOOD WAY, OCEAN GROVE, VIC 3226	\$685,000	10/02/2017
28 DAINTREE WAY, OCEAN GROVE, VIC 3226	\$680,000	17/10/2017