



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$850,000
Median House Price
March quarter 2017: \$542,000

Comparable Properties



8 Ocean Park Dr MARENGO 3233 (REI)

Agent Comments



Price: \$895,000
Method: Private Sale
Date: 01/05/2017
Rooms: 10
Property Type: House
Land Size: 4047 sqm



357 Barham River Rd APOLLO BAY 3233 (REI)

Agent Comments



Price: \$815,000
Method: Private Sale
Date: 23/11/2016
Rooms: 6
Property Type: House



3 Ocean Park Dr MARENGO 3233 (REI)

Agent Comments



Price: \$812,000
Method: Auction Sale
Date: 11/02/2017
Rooms: 8
Property Type: House (Res)
Land Size: 4000 sqm

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

Indicative selling price

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

Single price

Median sale price

Median price House Suburb
 Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|-------------------------------------|-----------|--------------|
| 8 Ocean Park Dr MARENGO 3233 | \$895,000 | 01/05/2017 |
| 357 Barham River Rd APOLLO BAY 3233 | \$815,000 | 23/11/2016 |
| 3 Ocean Park Dr MARENGO 3233 | \$812,000 | 11/02/2017 |