Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 1/78 The Terrace, Ocean Grove Vic 3226

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betwee	\$1,100,000		&		\$1,210,0	00		
Median sale p	rice							
Median price	\$745,000	Pro	operty Type	Unit			Suburb	Ocean Grove
Period - From	17/12/2023	to	16/12/2024		So	urce	Property	/ Data

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	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 five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

17/12/2024 14:35









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$1,100,000 - \$1,210,000 Median Unit Price 17/12/2023 - 16/12/2024: \$745,000

Comparable Properties

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

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