

Statement of Information

**Single residential property located outside the Melbourne metropolitan area**

**Section 47AF of the Estate Agents Act 1980**

**Property offered for sale**

Address Including suburb or locality and postcode	12 Ocean Park Drive, Marengo Vic 3233
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**Indicative selling price**

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

Range between	\$750,000	&	\$825,000
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**Median sale price**

Median price	\$685,000	House	X	Unit		Suburb or locality	Marengo
Period - From	01/07/2016	to	30/06/2017	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 eighteen 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
1	357 Barham River Rd APOLLO BAY 3233	\$815,000	23/11/2016
2	3 Ocean Park Dr MARENGO 3233	\$812,000	11/02/2017
3	485 Great Ocean Rd APOLLO BAY 3233	\$760,000	21/07/2017

**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.

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**Indicative Selling Price**

\$750,000 - \$825,000

**Median House Price**

Year ending June 2017: \$685,000



**Rooms:**

**Property Type:** Land

**Land Size:** 4000 sqm approx

Agent Comments

## Comparable Properties



**357 Barham River Rd APOLLO BAY 3233 (REI/VG)**

Agent Comments



**Price:** \$815,000

**Method:** Private Sale

**Date:** 23/11/2016

**Rooms:** 6

**Property Type:** House

**Land Size:** 5000 sqm approx



**3 Ocean Park Dr MARENGO 3233 (REI/VG)**

Agent Comments



**Price:** \$812,000

**Method:** Auction Sale

**Date:** 11/02/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 4000 sqm approx



**485 Great Ocean Rd APOLLO BAY 3233 (REI)**

Agent Comments



**Price:** \$760,000

**Method:** Private Sale

**Date:** 21/07/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 30757 sqm approx