

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 or locality and postcode

11 Montague Way, Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$630,000 & \$680,000

Median sale price

(*Delete house or unit as applicable)

Median price \$620,000 *House x *Unit Suburb or locality Ocean Grove

Period - From 22.1.18 to 30.1.18 Source Realestate.com.au

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 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
1. 56 Marlin Drive, Ocean Grove	\$620,000	29.1.2018
2. 67 Tareeda Way, Ocean Grove	\$640,000	22.5.2017
3. 78 Kingston Downs Drive, Ocean Grove	\$685,000	19.3.2017

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 18 months.