

campbell potts

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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

40 / 6 -14 The Terrace 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

\$175,000

&

\$185,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$455,000

*House

*Unit

X

Suburb
or locality

Ocean Grove

Period - From

Oct 2016

to

Sept 2017

Source

Corelogic

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
3/19-21 Wallington Road Ocean Grove	\$215,000	22 nd Feb 2017
2/24 Lelean Street Ocean Grove	\$360,000	9 th Nov 2016
2/25 Wallington Road Ocean Grove	\$265,000	13th Sept 2016

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.