

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

21 Melanie Place, 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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$685,000

*House

X

*Unit

Suburb
or locality

Ocean Grove

Period - From

Sept 2017

to

Oct 2018

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 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
17 Belvedere Terrace, Ocean Grove	\$500,000	13/10/2018
2/91 Shell Road, Ocean Grove	\$527,000	15/06/2018
25 Belvedere Terrace, Ocean Grove	\$500,000	07/06/2018

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.