

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

Lot 3403 Dunview Drive, 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

\$330,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$673,500

*House

x

*Unit

Suburb
or locality

Ocean Grove

Period - From

April 18

to

June 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
Lot 104 Dunview Drive, Ocean Grove	\$371,900	13/04/2018
Lot 107 Dunview Drive, Ocean Grove	\$338,000	14/05/2018
Lot 120 Coastal Blvd, Ocean Grove	\$311,900	24/04/2018

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.