

STATEMENT OF INFORMATION

6 BARRAMUNDI CRESCENT, OCEAN GROVE, VIC 3226

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 BARRAMUNDI CRESCENT, OCEAN

 4  3  2

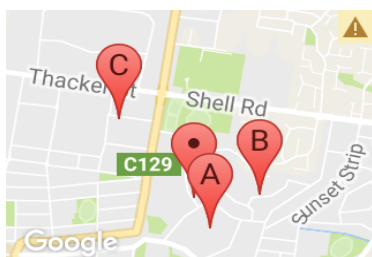
Indicative Selling Price

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

\$700,000 to \$770,000

Provided by: Alicia Place, The Trustee for Pavilion Property Group Pty Ltd

SUBURB MEDIAN



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$582,500

01 October 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



17 SUNRISE CL, OCEAN GROVE, VIC 3226

 4  2  3

Sale Price

\$760,000

Sale Date: 31/01/2017

Distance from Property: 236m



22 CANIS CRES, OCEAN GROVE, VIC 3226

 4  2  2

Sale Price

\$705,000

Sale Date: 05/12/2016

Distance from Property: 426m



27 LOWE ST, OCEAN GROVE, VIC 3226

 4  2  3

Sale Price

\$757,500

Sale Date: 08/12/2016

Distance from Property: 750m



This report has been compiled on 08/06/2017 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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 and
postcode

6 BARRAMUNDI CRESCENT, OCEAN GROVE, VIC 3226

Indicative selling price

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

Single Price / Range

\$700,000 to \$770,000

Median sale price

Median price

\$582,500

House

X

Unit

Suburb

OCEAN GROVE

Period

01 October 2016 to 31 March 2017

Source



Comparable property sales

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 SUNRISE CL, OCEAN GROVE, VIC 3226	\$760,000	31/01/2017
22 CANIS CRES, OCEAN GROVE, VIC 3226	\$705,000	05/12/2016
27 LOWE ST, OCEAN GROVE, VIC 3226	\$757,500	08/12/2016