



GreatOceanRoad

REALESTATE

Statement of Information

Prepared on:

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 535 GREAT OCEAN ROAD, MOGGS CREEK

Indicative selling price

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

or range between \$2,200,000 & \$2,350,000

Median sale price

(*Delete house or unit as applicable)

Median price \$732,500 *House ☒ *Unit ☐ Suburb or locality MOGGS CREEK

Period - From 1/10/2016 to 30/10/2017 Source Realestate.com.au

Comparable property sales

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. 4 Timbara Cluser, Fairhaven	\$2,100,000	October 2017
2. 17 Boyd Avenue, Moggs Creek	\$1,770,000	May 2017
3. 67 Eagle Rock Parade, Aireys Inlet	\$2,000,000	July 2017