

STATEMENT OF INFORMATION

164 ALDEBARAN ROAD, OCEAN GROVE, VIC 3226

PREPARED BY THE TRUSTEE FOR PAVILION PROPERTY GROUP PTY LTD



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	164 ALDEBARAN ROAD, OCEAN GROVE, VIC 3226
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Indicative selling price

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

Price Range:	\$730,000 to \$790,000
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Median sale price

Median price	\$605,000	House		Unit	X	Suburb	OCEAN GROVE
Period	01 April 2017 to 30 September 2017			Source			

Comparable property sales

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.