

Statement of Information

Land offered for sale

Stage 7A (Part 2) Yellow Gums Estate, 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		Lower price		Higher price
Lot 26 Alfred Court, Ocean Grove	\$775,000	or range between	\$	&	\$
Lot 27 Alfred Court, Ocean Grove	\$795,000	or range between	\$	&	\$
Lot 151 June Court, Ocean Grove	\$720,000	or range between	\$	&	\$
Lot 152 June Court, Ocean Grove	\$680,000	or range between	\$	&	\$
Lot 153 June Court, Ocean Grove	\$670,000	or range between	\$	&	\$

Suburb House Median Sale Price

Median price	\$691,000	Suburb or locality	Ocean Grove
Period From	April 2019	To	June 2019
Source	REIV		

Comparable property sales

These are the details of the three lots that the estate agent or agent's representative considers to be most comparable to the lots for sale. These lots must be of the same type or class as the lots for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type /class - LOT	Address of comparable property	Price	Date of sale
	1. Lot 150 June Court, Ocean Grove	\$700,000	03/08/2019
	2. Lot 29, Conran Drive, Ocean Grove	\$720,000	04/05/2019
	3. Lot 145 Conran Drive, Ocean Grove	\$700,000	28/07/2018

Sections 47AF of the *Estate Agents Act 1980*