

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

44 Wyatt Street, 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

or range between

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$690,000

*House

*Unit

Suburb
or locality

Ocean Grove

Period - From

April 2018

to

March 2019

Source

realestate.com.au

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

1.	11 Southport Lane, Ocean Grove	\$742,000	September 2018
2.	1/63 Madeley Street, Ocean Grove	\$760,000	July 2018
3.	3/124 Powell Street East, Ocean Grove	\$720,000	July 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.