

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

49 Halibut Avenue, Ocean Grove VIC 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,400,000

or range between \$

&

\$

Median sale price

Median price \$890,000

Property type House

Suburb Ocean Grove

Period - From July 2021

to

Sept 2021

Source REIV

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 18 Trident Court, Ocean Grove VIC 3226	\$1,475,000	12/10/2021
2 27 Trevally Drive, Ocean Grove VIC 3226	\$1,365,000	19/10/2021
3 26 Arcturus Road, Ocean Grove VIC 3226	\$1,280,000	30/09/2021

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.

This Statement of Information was prepared on: 23 /11/2021