## Statement of Information Single residential property located in the Melbourne metropolitan area

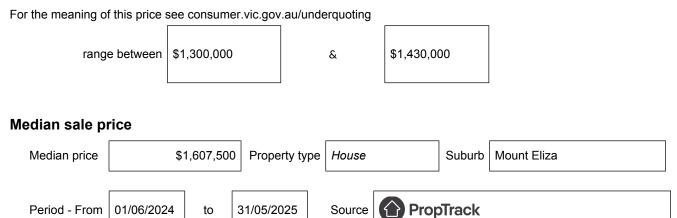
Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

12 Ocean Grove, Mount Eliza, Vic 3930

## Indicative selling price



## Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--|-------------|--------------|
| 4 Ti Tree Lane, Mount Eliza, VIC 3930        | \$1,400,000 | 18/03/2025   |
| 11A Dalsten Grove, Mount Eliza, VIC 3930     | \$1,380,000 | 04/06/2025   |
| 15 Baden Powell Place, Mount Eliza, VIC 3930 | \$1,300,000 | 09/04/2025   |

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 16/06/2025

