

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

84 Cerberus Drive Ocean Grove 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

\$709,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$687,500

*House

X

*Unit

Suburb
or locality

Ocean Grove

Period - From

1 July 2018

to

30 June 2019

Source

Corelogic

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
9 La Bella Street Ocean Grove	\$725,000	19 th Oct 2018
6 Wyrallah Street Ocean Grove	\$725,000	6 th June 2019
14 Coramba Street Ocean Grove	\$757,000	3 rd Dec 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.