



Statement of Information

Prepared on: 21.12.18

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

39 OCEAN PARK DRIVE MARENGO VIC 3233

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,300,000.00

Median sale price

Median price \$597,500.00

*House

*Unit

Suburb
or locality Marengo VIC 3233

Period - From 01.11.2017 to 30.11.2018

Source Realestate.com.au

Comparable property sales

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.