

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

63B Madeley 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

\$995,000

&

\$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$630,000

*House

*Unit

Suburb
or locality

Ocean Grove

Period - From

June 2018

to

July 2019

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

Address of comparable property	Price	Date of sale
39 Epworth Street, Ocean Grove	\$1,085,000	08/11/2018
91 Madeley Street, Ocean Grove	\$1,005,000	12/07/2018
4 Kurrajong Court, Ocean Grove	\$930,000	30/04/2019

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.