

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

91 Cerberus Drive, 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

\$425,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$338,500

*House

*Unit

Suburb
or locality

Ocean Grove

Period - From

1st Mar 2018

to

28th Mar 2019

Source

realestate.com.au

- 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.