

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

Indicative selling price

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

or range between &

Median sale price

Median price House Suburb or locality

Period - From to Source

Comparable property sales

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
56 The Parade, Ocean Grove 3226	\$1,165,000	22/11/2017
6 Madeley Street, Ocean Grove 3226	\$1,070,000	16/11/2017
45 Orton Street, Ocean Grove	\$1,145,000	20/07/2017