

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

14 Osprey Close 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 \$749,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$685,000

*House

*Unit

Suburb or locality Ocean Grove

Period - From Feb 2018

to Jan 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
6 Achilles Court Ocean Grove	\$850,000	31 st Jan 2018
58 Minerva Close Ocean Grove	\$725,000	24 th July 2018
3 Achenar Court Ocean Grove	\$731,000	28 th Aug 2017

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.