



STATEMENT OF INFORMATION

22 ARLINGTON CRESCENT, OCEAN GROVE, VIC 3226

PREPARED BY ALICIA PLACE, OFFICE PHONE: 03 52554444

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

PAVILION

Why Choose a Member of Pavilion?
Pavilion Property Group Pty Ltd is a leading real estate agency in Victoria, Australia. We are a member of the Real Estate Institute of Victoria (REIV) and the Australian Property Institute (API). We are committed to providing our clients with the highest quality of service and to ensuring that all our transactions are conducted in a professional and ethical manner. We are also committed to providing our clients with the most up-to-date and accurate information available. For more information, please contact your local Pavilion agent.

More photos & the description are available upon request.
Due to the nature of the information provided, Pavilion Property Group Pty Ltd does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



22 ARLINGTON CRESCENT, OCEAN

 5  2  2

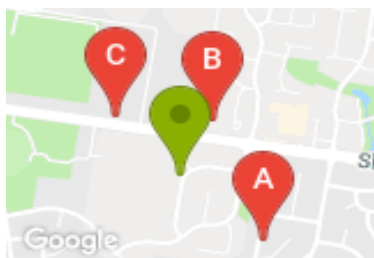
Indicative Selling Price

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

Price Range: **\$690,000 to \$759,000**

Provided by: Alicia Place, The Trustee for Pavilion Property Group Pty Ltd

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$685,000

01 April 2018 to 31 March 2019

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



33 ALDEBARAN RD, OCEAN GROVE, VIC 3226

 4  2  2

Sale Price

\$700,000

Sale Date: 19/10/2018

Distance from Property: 361m



8 ASHCOMBE LANE, OCEAN GROVE, VIC 3226

 3  2  2

Sale Price

\$710,000

Sale Date: 10/10/2018

Distance from Property: 214m



65 SHELL RD, OCEAN GROVE, VIC 3226

 4  2  4

Sale Price

\$750,000

Sale Date: 03/11/2018

Distance from Property: 294m



This report has been compiled on 01/05/2019 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

22 ARLINGTON CRESCENT, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range: \$690,000 to \$759,000

Median sale price

Median price

\$685,000

House

Unit

Suburb

OCEAN GROVE

Period

01 April 2018 to 31 March 2019

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

Address of comparable property	Price	Date of sale
33 ALDEBARAN RD, OCEAN GROVE, VIC 3226	\$700,000	19/10/2018
8 ASHCOMBE LANE, OCEAN GROVE, VIC 3226	\$710,000	10/10/2018
65 SHELL RD, OCEAN GROVE, VIC 3226	\$750,000	03/11/2018