

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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 eighteen 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
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

27-29 Kalinga Road, Ocean Grove Vic 3226



Property Type: House (Previously Occupied - Detached)

Land Size: 1272 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending September 2019: \$698,800

Comparable Properties

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 eighteen months.

Account - Fletchers | P: 5258 2833



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.