

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](http://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
12-20 Goandra Drive, Ocean Grove 3226	\$1,420,000	30/11/2017
53 Yellow Gums Drive, Ocean Grove 3226	\$1,400,000	05/09/2017
51 Yellow Gums Drive, Ocean Grove 3226	\$1,563,000	24/04/2017