

# STATEMENT OF INFORMATION

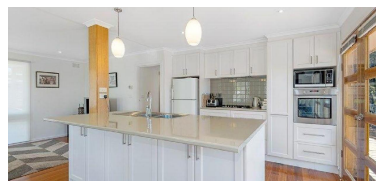
21 LOCH ARD DRIVE, OCEAN GROVE, VIC 3226

PREPARED BY MARK BLASKOVIC, OCEAN GROVE REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**21 LOCH ARD DRIVE, OCEAN GROVE, VIC**  3  1  3

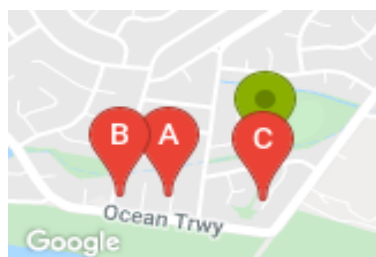
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$720,000 to \$790,000**

Provided by: Mark Blaskovic, Ocean Grove Real Estate

## MEDIAN SALE PRICE



**OCEAN GROVE, VIC, 3226**

Suburb Median Sale Price (House)

**\$680,000**

01 October 2018 to 30 September 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.



**7 ANTARES CRT, OCEAN GROVE, VIC 3226**  3  2  4

Sale Price

**\$745,000**

Sale Date: 13/05/2019

Distance from Property: 340m



**139 ALDEBARAN RD, OCEAN GROVE, VIC 3226**  3  2  2

Sale Price

**\$790,000**

Sale Date: 06/05/2019

Distance from Property: 490m



**14 OSPREY CL, OCEAN GROVE, VIC 3226**  3  2  2

Sale Price

**\$735,000**

Sale Date: 05/07/2019

Distance from Property: 142m



This report has been compiled on 17/10/2019 by Ocean Grove Real Estate. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://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.

### Property offered for sale

Address  
Including suburb and

21 LOCH ARD DRIVE, OCEAN GROVE, VIC 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$720,000 to \$790,000

### Median sale price

Median price

\$680,000

Property type

House

Suburb

OCEAN GROVE

Period

01 October 2018 to 30 September 2019

Source

 pricfinder

### 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

7 ANTARES CRT, OCEAN GROVE, VIC 3226	\$745,000	13/05/2019
139 ALDEBARAN RD, OCEAN GROVE, VIC 3226	\$790,000	06/05/2019
14 OSPREY CL, OCEAN GROVE, VIC 3226	\$735,000	05/07/2019

This Statement of Information was prepared

17/10/2019