

## 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 and postcode

### Indicative selling price

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

Between  &

### Median sale price

Median price  \*House  \*Unit  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
68 Fraser Crescent, Ocean Grove, VIC 3226	\$595,000	06/01/2018
37 Roditis Drive, Ocean Grove, VIC 3226	\$480,000	30/04/2018
130 Asbury Street East, Ocean Grove, VIC 3226	\$550,000	07/08/2017