

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 or
locality and postcode

81 The Parade, Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	\$900,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median price	\$587,000	*House	x	*Unit		Suburb or locality	Ocean Grove
Period - From	01.01.2018	to	09.03.2018	Source	Realestate.com		

Comparable property sales (*Delete A or B below as applicable)

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 18 months.