

STATEMENT OF INFORMATION

32 LAKE AVENUE, OCEAN GROVE, VIC 3226

PREPARED BY THE TRUSTEE FOR PAVILION PROPERTY GROUP PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 LAKE AVENUE, OCEAN GROVE, VIC



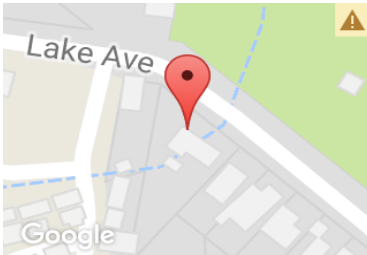
Indicative Selling Price

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

Price Range: **\$940,000 to \$1,030,000**

Provided by: Alicia Place, The Trustee for Pavilion Property Group Pty Ltd

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$590,000

01 January 2017 to 30 June 2017

Provided by:  pricefinder

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 18 months.

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

32 LAKE AVENUE, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range: \$940,000 to \$1,030,000

Median sale price

Median price

\$590,000

House

Unit

Suburb

OCEAN GROVE

Period

01 January 2017 to 30 June 2017

Source

pricfinder

Comparable property sales

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.