

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 (*Delete single price or range as applicable)

Single price

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
14 Sea Breeze Court, Ocean Grove 3226	\$335,000	11/11/2016
34 Penbroke Road, Ocean Grove 3226	\$380,000	17/02/2017
60 John Dory Drive, Ocean Grove 3226	\$340,000	13/02/2017