

STATEMENT OF INFORMATION

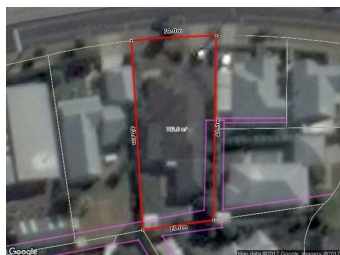
40 JOHN DORY DRIVE, OCEAN GROVE, VIC 3226

PREPARED BY THE TRUSTEE FOR PAVILION PROPERTY GROUP PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 JOHN DORY DRIVE, OCEAN GROVE,

 4  3  2

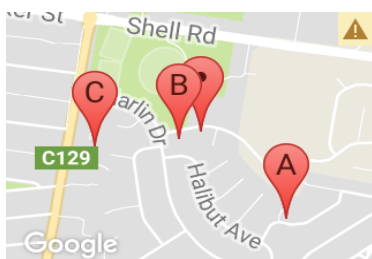
Indicative Selling Price

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

Price Range: \$650,000 to \$710,000

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 October 2016 to 30 September 2017

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.



22 CANIS CRES, OCEAN GROVE, VIC 3226

 4  2  2

Sale Price

\$705,000

Sale Date: 05/12/2016

Distance from Property: 417m



32 JOHN DORY DR, OCEAN GROVE, VIC 3226

 4  2  2

Sale Price

\$712,000

Sale Date: 17/03/2017

Distance from Property: 73m



11 KINGFISH CRT, OCEAN GROVE, VIC 3226

 3  2  2

Sale Price

\$705,000

Sale Date: 29/01/2017

Distance from Property: 345m



This report has been compiled on 01/11/2017 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

40 JOHN DORY DRIVE, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range: \$650,000 to \$710,000

Median sale price

Median price \$590,000

House

Unit

Suburb OCEAN GROVE

Period 01 October 2016 to 30 September 2017

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
22 CANIS CRES, OCEAN GROVE, VIC 3226	\$705,000	05/12/2016
32 JOHN DORY DR, OCEAN GROVE, VIC 3226	\$712,000	17/03/2017
11 KINGFISH CRT, OCEAN GROVE, VIC 3226	\$705,000	29/01/2017