

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

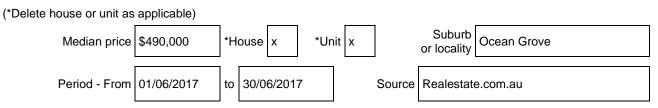
Property offered for sale						
Address Including suburb or locality and postcode	4/91 Shell Road, Ocean Grove					

#### Indicative selling price

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

Single price		or range between	\$485,000	&	\$530,000	
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### Median sale price



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

**A**\* 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
1/1-3 Callistemon Crt, Ocean Grove	\$539,000	18/11/2016
6/1-3 Callistemon Crt, Ocean Grove	\$509,000	13/04/2017
2/23 Oakdeane Blvd, Ocean Grove	\$495,000	28/02/2016

#### OR

**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.

