

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 priceFor 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

Median sale price

(*Delete house or unit as applicable)

Median price

\$490,000

*House x

*Unit x

Suburb
or locality

Ocean Grove

Period - From

01/06/2017

to

30/06/2017

Source

Realestate.com.au

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.