

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

**Indicative selling price**

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

Single price  or range between  &

**Median sale price**

(\*Delete house or unit as applicable)

Median price  \*House  \*Unit   
 Suburb or locality   
 Period - From  to  Source

**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. 32 Aldebaran Road, Ocean Grove	\$475,000	6.12.2016
2.38 Aldebaran Road, Ocean Grove	\$479,000	16.1. 2016
3.17 Arcturus Avenue, Ocean Grove	\$496,000	10.12.2016

**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.