

STATEMENT OF INFORMATION

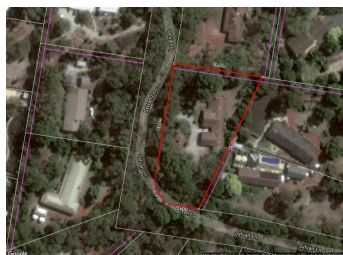
4 SYLVAN LANE, OCEAN GROVE, VIC 3226

PREPARED BY ALICIA PLACE, PHONE: 0499 555 286



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 SYLVAN LANE, OCEAN GROVE, VIC 3226  4  2  -

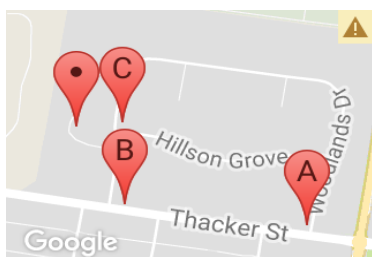
Indicative Selling Price

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

Price Range: \$970,000 to \$1,060,000

Provided by: Alicia Place, The Trustee for Pavilion Property Group Pty Ltd

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$577,500

01 July 2016 to 30 June 2017

Provided by: 

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.



58 WOODLANDS DR, OCEAN GROVE, VIC 3226  4  2  4

Sale Price

\$1,005,000

Sale Date: 05/12/2016

Distance from Property: 829m



205 THACKER ST, OCEAN GROVE, VIC 3226  3  2  4

Sale Price

\$950,000

Sale Date: 08/02/2017

Distance from Property: 319m



12 WOODLANDS DR, OCEAN GROVE, VIC 3226  3  2  2

Sale Price

\$1,005,000

Sale Date: 22/05/2016

Distance from Property: 149m



This report has been compiled on 08/08/2017 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

4 SYLVAN LANE, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range: \$970,000 to \$1,060,000

Median sale price

Median price

\$577,500

House

Unit

Suburb

OCEAN GROVE

Period

01 July 2016 to 30 June 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
58 WOODLANDS DR, OCEAN GROVE, VIC 3226	\$1,005,000	05/12/2016
205 THACKER ST, OCEAN GROVE, VIC 3226	\$950,000	08/02/2017
12 WOODLANDS DR, OCEAN GROVE, VIC 3226	\$1,005,000	22/05/2016