



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)

31 Emperor Drive, OCEAN GROVE, 3226

Indicative selling price

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

Single Price

or range between

\$930,000

&

\$1,000,000

Median sale price

Median price

\$600,000

Property type

House

Suburb

OCEAN GROVE, 3226

Period from

23/08/2016

to

23/08/2017

Source

REA

Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

14 Chaudenay Mews, OCEAN GROVE, 3226 Victoria

\$1,022,500

23/06/2017

14 Kenton Court, OCEAN GROVE, 3226 Victoria

\$820,000

17/02/2017

42 Epworth Street, OCEAN GROVE, 3226 Victoria

\$950,000

03/08/2017