

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 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

Range between &

Median sale price

Median price Property Type Suburb

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	52 Woodlands Dr OCEAN GROVE 3226	\$2,400,000	24/09/2020
2	36-40 Yellow Gum Dr OCEAN GROVE 3226	\$2,260,000	20/04/2021
3	52-54 Yellow Gum Dr OCEAN GROVE 3226	\$2,175,000	13/05/2021

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.~~

This Statement of Information was prepared on:



Property Type:
Divorce/Estate/Family Transfers
Land Size: 4303 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
June quarter 2021: \$890,000

Comparable Properties



52 Woodlands Dr OCEAN GROVE 3226 (VG) Agent Comments



Price: \$2,400,000
Method: Sale
Date: 24/09/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4268 sqm approx



36-40 Yellow Gum Dr OCEAN GROVE 3226 (REI) Agent Comments



Price: \$2,260,000
Method: Private Sale
Date: 20/04/2021
Property Type: House
Land Size: 3622 sqm approx



52-54 Yellow Gum Dr OCEAN GROVE 3226 (REI) Agent Comments



Price: \$2,175,000
Method: Private Sale
Date: 13/05/2021
Property Type: House
Land Size: 5046 sqm approx

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