

## 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

33 Shell Road, Ocean Grove

### 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

\$745,000

&

\$815,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$675,000

\*House

x

\*Unit

Suburb  
or locality

Ocean Grove

Period - From

January 2018

to

March 2018

Source

Reiv

**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.