STATEMENT OF INFORMATION

40 JOHN DORY DRIVE, OCEAN GROVE, VIC 3226

PREPARED BY ALICIA PLACE, PHONE: 0499 555 286



PAVILION property

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 JOHN DORY DRIVE, OCEAN GROVE, 🖾 - 😂 -

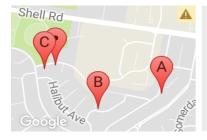
Indicative Selling Price

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

Price Range: \$670,000 to \$720,000

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

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$575,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

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.



41 ALDEBARAN RD, OCEAN GROVE, VIC 3226 🛛 📇 4 🕀 2 🚓 2 **Sale Price** \$717,500 Sale Date: 18/10/2016 Distance from Property: 718m **–** 4 22 CANIS CRES, OCEAN GROVE, VIC 3226 ھ 🚍 Æ 2 Sale Price \$705,000 Sale Date: 05/12/2016 Distance from Property: 417m 32 JOHN DORY DR, OCEAN GROVE, VIC 3226 **– 4 2** ھ 🚍 **Sale Price**



\$712,000

Sale Date: 17/03/2017

Distance from Property: 73m

This report has been compiled on 13/07/2017 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 40 JOHN DORY DRIVE, OCEAN GROVE, VIC 3226

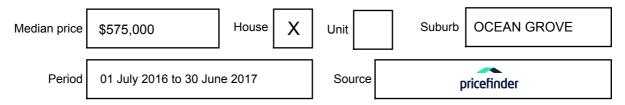
Indicative selling price

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Price Range:

\$670,000 to \$720,000

Median sale price



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
41 ALDEBARAN RD, OCEAN GROVE, VIC 3226	\$717,500	18/10/2016
22 CANIS CRES, OCEAN GROVE, VIC 3226	\$705,000	05/12/2016
32 JOHN DORY DR, OCEAN GROVE, VIC 3226	\$712,000	17/03/2017

