

## 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

1/135 The Terrace, Ocean Grove VIC 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

or range between \$1,100,000 & \$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$565,000

\*House

Suburb or locality Ocean Grove

Period - From Feb 16 to Jan 17

Source Domain.com.au

### Comparable property sales

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.