

STATEMENT OF INFORMATION

16 LOWE STREET, OCEAN GROVE, VIC 3226

PREPARED BY THE TRUSTEE FOR PAVILION PROPERTY GROUP PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 LOWE STREET, OCEAN GROVE, VIC

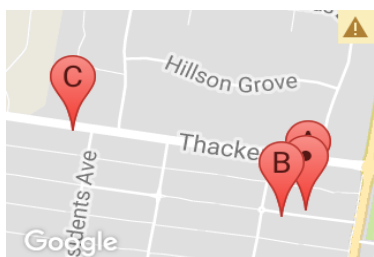
3 2 3

Indicative Selling Price

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

Price Range: \$739,000 to \$799,000

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$675,000

01 October 2017 to 31 December 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.



14 DUBOURG CRT, OCEAN GROVE, VIC 3226

4 1 1

Sale Price

\$795,000

Sale Date: 29/06/2017

Distance from Property: 54m



27 LOWE ST, OCEAN GROVE, VIC 3226

4 2 3

Sale Price

\$757,500

Sale Date: 08/12/2016

Distance from Property: 79m



194 THACKER ST, OCEAN GROVE, VIC 3226

5 2 2

Sale Price

\$745,000

Sale Date: 17/05/2017

Distance from Property: 809m



This report has been compiled on 23/01/2018 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

16 LOWE STREET, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range: \$739,000 to \$799,000

Median sale price

Median price

\$675,000

House

Unit

Suburb

OCEAN GROVE

Period

01 October 2017 to 31 December 2017

Source

 pricfinder

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
14 DUBOURG CRT, OCEAN GROVE, VIC 3226	\$795,000	29/06/2017
27 LOWE ST, OCEAN GROVE, VIC 3226	\$757,500	08/12/2016
194 THACKER ST, OCEAN GROVE, VIC 3226	\$745,000	17/05/2017