

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

1/78 The Terrace, 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 \$1,025,000 & \$1,125,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$603,000 \*House  x \*Unit  Suburb or locality Ocean Grove  
 Period - From  to  Source Realestate.com.au

**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. 2/12 The Parade, Ocean Grove	\$1,030,000	August 2017
2. 1/89 Dare Street, Ocean Grove	\$1,300,000	Oct 2017
3. 7/5-7 The Esplanade, Ocean Grove	\$1,070,000	Dec 2016

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.