

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

7 Rachel Court Ocean Grove 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1000,000 & \$1100,000

Median sale price

(*Delete house or unit as applicable)

Median price \$580,000 *House *Unit Suburb or locality Ocean Grove

Period - From Nov 2016 to Oct 2017 Source Corelogic

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 /9 Sunrise Close Ocean Grove	\$1020,000	31 May 2016
53 Ocean Throughway Ocean Grove	\$1145,000	24 April 2017
29 Ocean Throughway Ocean Grove	\$1020,000	6 May 2017

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.