bellarineproperty

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 Valley Court, Ocean Grove

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	$485,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median price	$570,000	*House	X	*Unit		Suburb or locality	Ocean Grove
Period - From	1/06/17	to	14/06/17			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
6A Mallaluka Avenue, Ocean Grove	$500,000	7/02/2017
13-15 Conran Drive, Ocean Grove	$484,000	24/04/2016
137-138 Belle Vue Drive, Ocean Grove	$480,000	02/04/2016

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.