bellarine property

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	9 La Bella Street, 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	$675,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median price	$670,000	*House	X	*Unit		Suburb or locality	Ocean Grove
Period - From	July 2017	to	August 2018			Source	Pricefinder

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 Merlan Street, Ocean Grove	$720,000	21/06/2018
17 Merlan Street, Ocean Grove	$645,000	10/04/2018
7 Thetis Street, Ocean Grove	$662,500	19/04/2018

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.