

## 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

40 Witchetty Drive, 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

\$305,000

&

\$335,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$715,000

\*House

\*Unit

Suburb  
or locality

Ocean Grove

Period - From

April 18

to

June 2018

Source

REIV

### 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
9 Coramba Street, Ocean Grove	\$342,000	26/09/2018
Lot 244 Oakdene Blvd, Ocean Grove	\$331,900	23/08/2018
Lot 220 Oakdene Blvd, Ocean Grove	\$286,900	29/08/2018

**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.