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	14A Acacia Crt, 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	$745,000	&	$815,000

Median sale price

(*Delete house or unit as applicable)

Median price	$645,000	*House	X	*Unit		Suburb or locality	Ocean Grove
Period - From	April 2017	to	March 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
107 Draper St, Ocean Grove	$765,000	09.02.18
44 Epworth St, Ocean Grove	$775,000	23.02.18
53 Bramwell St, Ocean Grove	$790,000	15.09.17