

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

23 The Avenue, 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

\$3,850,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$715,000

*House

X

*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)

- 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.