Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode

12 Ocean Park Drive, Marengo Vic 3233

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$750,000	&	\$825,000		
Median sale pri	ce	[]	[]	г	

Median price	\$685,000	Hou	ise X	Unit		Suburb or locality	Marengo
Period - From	01/07/2016	to	30/06/2017		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	357 Barham River Rd APOLLO BAY 3233	\$815,000	23/11/2016
2	3 Ocean Park Dr MARENGO 3233	\$812,000	11/02/2017
3	485 Great Ocean Rd APOLLO BAY 3233	\$760,000	21/07/2017

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 eighteen months.

Account - Great Ocean Properties | P: 03 5237 7719 | F: 03 5237 7719

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata

12 Ocean Park Drive, Marengo Vic 3233

greatocean properties



Rooms: Property Type: Land Land Size: 4000 sqm approx Agent Comments Cate Thomas 03 5237 7366 0458 586 540 cate@gopapollobay.com.au

Indicative Selling Price \$750,000 - \$825,000 Median House Price Year ending June 2017: \$685,000

Comparable Properties



357 Barham River Rd APOLLO BAY 3233 (REI/VG)



Price: \$815,000 Method: Private Sale Date: 23/11/2016 Rooms: 6 Property Type: House Land Size: 5000 sqm approx



3 Ocean Park Dr MARENGO 3233 (REI/VG)



Price: \$812,000 Method: Auction Sale Date: 11/02/2017 Rooms: 8 Property Type: House (Res) Land Size: 4000 sqm approx



485 Great Ocean Rd APOLLO BAY 3233 (REI) Agent Comments



Price: \$760,000 Method: Private Sale Date: 21/07/2017 Rooms: 6 Property Type: House Land Size: 30757 sqm approx

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Agent Comments

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