

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 and postcode

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 price

Median price \$685,000 House 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.

	Address 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.

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Indicative Selling Price

\$750,000 - \$825,000

Median House Price

Year ending June 2017: \$685,000



Rooms:

Property Type: Land

Land Size: 4000 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments



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)

Agent Comments



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