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 and postcode	19 Mermaid Avenue Ocean Grove VIC 3226

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	$850,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$815,000	Property type	House	Suburb	Ocean Grove
Period-from	01 Jun 2020	to	31 May 2021	Source	Corelogic

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
7 Blackwood Place Ocean Grove VIC 3226	$860,000	13-Jan-21
6 Lowe Street Ocean Grove VIC 3226	$860,000	01-Feb-21
5 Miriam Court Ocean Grove VIC 3226	$860,000	07-Jun-21

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.~~

This Statement of Information was prepared on: 15 June 2021

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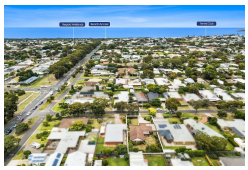
7 Blackwood Place Ocean Grove VIC 3226

3 2 2

Sold Price **$860,000** Sold Date **13-Jan-21**

Distance **1.23km**



6 Lowe Street Ocean Grove VIC 3226

3 2 2

Sold Price Sold Date **01-Feb-21**

Distance **1.89km**



5 Miriam Court Ocean Grove VIC 3226

3 2 2

Sold Price RS **$860,000** Sold Date **07-Jun-21**

Distance **2.87km**

RS = Recent sale **UN** = Undisclosed Sale

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