

## 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

16 Tomatin Street, Ocean Grove

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

\$315,000

&

\$335,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$665,000

\*House

X

\*Unit

Suburb  
or locality

Ocean Grove

Period - From

August 2018

to

August 2019

Source

Realestate.com.au

### 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
16-18 Witchetty Dve, Ocean Grove	\$340,000	24/12/2018
14 Whitchetty Dve, Ocean Grove	\$320,000	05/10/2018
16 Cremona St, Ocean Grove	\$338,000	01/07/2019

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.