

## Statement of Information

Single residential property located outside the  
Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address  
Including suburb or  
locality and postcode

2 Mann 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

\$935,000

&amp;

\$995,000

## Median sale price

(\*Delete house or unit as applicable)

Median price

\$690,000

\*House

☒

\*Unit

☐Suburb  
or locality

Ocean Grove

Period - From

1 March 2018

to

28 March 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
1. 7 Newcomb Street, Ocean Grove	\$1,240,000	08/09/2018
2. 20 Newcomb Street, Ocean Grove	\$1,060,000	14/12/2018
3. 4 Powell Street, Ocean Grove	\$940,000	28/03/2018