

## 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

2 Dubourg Court, 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 \$785,000 & \$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$590,000 \*House x \*Unit Suburb or locality Ocean Grove

Period - From 09.10.2017 to 15.10.17 Source realestate.com

### 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. 64B Draper Street, Ocean Grove	\$ 865,000	5.6.2017
2. 143A Powell St East, Ocean Grove	\$ 830,000	24.3.2017
3. 46 Wallington Road, Ocean Grove	\$805,000	16.5.2017

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 18 months.