STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 THACKER STREET, OCEAN GROVE, 📛 4 🕒 2 😂 2







Indicative Selling Price

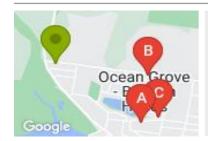
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$790,000 to \$860,000

Provided by: Dan Bennett, Pavilion Property

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

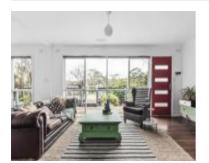
\$1,012,500

01 October 2022 to 30 September 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



14 KALINGA RD, OCEAN GROVE, VIC 3226







Sale Price

\$820,000

Sale Date: 05/05/2023

Distance from Property: 1.4km





2 FRASER CRES, OCEAN GROVE, VIC 3226







Sale Price

*\$810,000

Sale Date: 21/07/2023

Distance from Property: 1.2km





61 CUTHBERTSON DR, OCEAN GROVE, VIC







Sale Price

\$830,000

Sale Date: 10/05/2023

Distance from Property: 1.5km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

12 THACKER STREET, OCEAN GROVE, VIC 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underguoting

Price Range: \$790,000 to \$860,000

Median sale price

Median price	\$1,012,500	Property type	House	Suburb	OCEAN GROVE
Period	01 October 2022 to 30 2023	September	Source	p	ricefinder

Comparable property sales

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
14 KALINGA RD, OCEAN GROVE, VIC 3226	\$820,000	05/05/2023
2 FRASER CRES, OCEAN GROVE, VIC 3226	*\$810,000	21/07/2023
61 CUTHBERTSON DR, OCEAN GROVE, VIC 3226	\$830,000	10/05/2023

This Statement of Information was prepared on:

21/12/2023

