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 or locality and postcode	78 Shorebreak Way, 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	$550,000	&	$560,000

Median sale price

Median price	$1,090,000	Property type	*House*	Suburb	OCEAN GROVE
Period - From	April 2021	to	June 2021	Source	REIV

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 15 Rayville Street, Ocean Grove VIC 3226	$630,000	29th April 2022
2 85 Oakdean Boulevard, Ocean Grove 3226	$540,000	4th Feb 2022
3 20 Holyhead Street, Ocean Grove 3226	$545,000	24th Sep 2022

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: 03/05/2022