#### STATEMENT OF INFORMATION

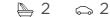
Prepared on 24 Oct 2018



M 0490815913 E brett.swan@upside.com.au Section 47AF of the Estate Agents Act 1980

### **HOUSE Offered for Sale**

2 Frisk Close Ocean Grove VIC 3226





## **Indicative Selling Price**

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

Range between \$620,000 & \$660,000

#### Median Sale Price

\$680,000 Houses in Ocean grove between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

# **Comparable Property Sales**

These are the 3 properties sold within 5 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.



3 Amicus Street Ocean Grove VIC 3226

Sold Price

18-Sep-18 Sold Date

**=** 4

**=** 4

Distance 0.16km



23-25 Omega Drive Ocean Grove **VIC 3226** 

 $\triangle$  2

Sold Price

\$630,000

Sold Date

Distance

0.31km

24-Jul-18



18 Merlan Street Ocean Grove VIC 3226

Sold Price

\$670,000

Sold Date 06-Sep-18

**4** 

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0.43km Distance

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10 Cutter Street Ocean Grove VIC 3226

⇔ 2

Sold Price

\$625,000

Sold Date 30-Aug-18

Distance

0.45km



Sold Price

\$670,000

Sold Date 02-Aug-18

Distance

0.46km

18 Cheviot Terrace Ocean Grove **VIC 3226** 

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**4** 

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