



Statement of Information

Sections 47AF of the Estate Agents Act 1980

17 Montague Way, OCEAN GROVE 3226

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$650,000 - \$690,000

Median sale price

Median **House** for **OCEAN GROVE** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

\$690,000

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 the most comparable to the property for sale.

8 Ashcombe Lane,
Ocean Grove 3226

Price **\$710,000** Sold 10
October 2018

4 Ashcomb Lane,
Ocean Grove 3226

Price **\$650,000** Sold 08
February 2019

9 Belvedere Terrace,
Ocean Grove 3226

Price **\$670,000** Sold 18 April
2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Ocean Grove Real Estate

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Contact agents



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