



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**10 Elva Road,
OCEAN GROVE 3226**

Indicative selling price

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

Range \$570,000 - \$600,000

Median sale price

Median **House** for **OCEAN GROVE** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

\$685,000

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.

4 Hilda Avenue,
Ocean Grove 3226

Price **\$575,000** Sold 01
September 2018

46 Field Street North,
Ocean Grove 3226

Price **\$579,000** Sold 17
February 2018

60 Fraser Crescent,
Ocean Grove 3226

Price **\$600,000** Sold 08
January 2019

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

22,
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Contact agents



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