



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 26 Beresford Close, OCEAN GROVE 3226

House

3 beds

2 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$560,000 - \$610,000**

### 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.

**7 Beresford Close,**  
Ocean Grove 3226

Price **\$550,000** Sold 25  
February 2019

**1 Heathwood Way,**  
Ocean Grove 3226

Price **\$585,000** Sold 08  
February 2019

**28 Westleigh Court,**  
Ocean Grove 3226

Price **\$587,500** Sold 16  
March 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

22,  
Kingston Downs Drive VIC 3226

#### Contact agents



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