HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	24 Mermaid Ave, 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	$795,000	&	$865,000

Median sale price

(*Delete house or unit as applicable)

Median price	$690,000	*House	X	*Unit		Suburb or locality	Ocean Grove
Period - From	Feb 2018	to	Feb 2019			Source	RP Data

Comparable property sales

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. 16B Breaker Court, Ocean Grove	$845,100	2.06.18
2. 4 Capri Court, Ocean Grove	$820,000	8.03.18
3. 13 Riviera Crecent, Ocean Grove	$847,000	08.05.18

CONSUMER AFFAIRS VICTORIA