

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

1 Maldon Place, Ocean Grove

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

\$ 570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$690,000

\*House

X

\*Unit

Suburb  
or locality

Ocean Grove

Period - From

Jan 2018

to

Jan 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. 1 Heathwood Way, Ocean Grove	\$585,000	8.02.2019
2. 44 Heathwood Way, Ocean Grove	\$585,000	6.02.2019
3. 22 Holburn Rise, Ocean Grove	\$590,000	26.01.2019