

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

15 Yarrow Street, Ocean Grove VIC 3226

### 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)

Range between \$880,000 & \$960,000

### Median sale price

Median price \$756,050 Property type House Suburb Ocean Grove

Period - From Nov 2019 to Nov 2020 Source RP Data

### Comparable property sales (\*Delete A or B below as applicable)

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. 19 Cheviot Terrace, Ocean Grove VIC 3226	\$945,000	7 Jul 2020
2. 11 Amberwood Way, Ocean Grove VIC 3226	\$880,000	6 Nov 2020
3. 8-10 Silverwood Parade, Ocean Grove VIC 3226	\$940,000	3 Aug 2020

This Statement of Information was prepared on: 10<sup>th</sup> December 2020