

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

9 Birchgrove Street, Ocean Grove LAND ONLY

### 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

\$355,000

or range between

&

### 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

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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. 9 Coramba Street, Ocean Grove	\$342,000	19 Sep 2018
2. Lot 3403 Duneview Drive, Ocean Grove	\$330,000	12 Oct 2018
3. 12 Gambier Street, Ocean Grove	\$326,000	14 Mar 2018