HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	138 Shell Road, 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)

$695,000

Median sale price

Median price	$690,000	Property type	*House*	Suburb	Ocean Grove
Period - From	Dec 2018	to	Dec 2019	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 24 Barramundi Crescent, Ocean Grove	$700,000	21 May 2019
2 29-30 Highgrove Court, Ocean Grove	$680,000	9 Jul 2019
3 28-30 Tareeda Way, Ocean Grove	$672,000	26 June 2019

This Statement of Information was prepared on: 14th January 2020

CONSUMER AFFAIRS VICTORIA