HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale.

Address Including suburb or locality and postcode	104 Devlins Road Ocean Grove Victoria 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 $*895,000 or range between $ & $

Median sale price

Median price $792,500 Property type House Suburb Ocean Grove

Period - From Feb 2020 to Feb 2021 Source Realestate.com.au

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 Yarrow Street Ocean Grove	$915,000	04.01.2021
2. 63 Empress Boulevard Ocean Grove	$892,000	09.02.2021
3. 9 Thetis Street Ocean Grove	$920,000	29.01.2021

This Statement of Information was prepared on: 25th February 2021

CONSUMER AFFAIRS VICTORIA