

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

24 Mermaid Ave, 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)

Single price or range between \$ 850,000 & \$895,000

Median sale price

(*Delete house or unit as applicable)

Median price \$720,292 *House ☒ *Unit ☐ Suburb or locality Ocean Grove

Period - From 27 Sept 2017 to 27 Sept 2018 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. 2 Foam Street, Ocean Grove	\$946,000	23.02.18
2. 4 Powell Street West, Ocean Grove	\$940,000	28.03.18
3. 26 Parker Street, Ocean Grove	\$895,000	12.10.17