HAYDEN

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb or locality and postcode | 3/86 Orton Street, Ocean Grove 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 | $550,000 | & | $590,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $820,000 | Property type | *Unit* | Suburb | Ocean Grove |
| Period - From | December 2020 | to | December 2021 | Source | RP DATA |

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

**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 17/12/2021

CONSUMER AFFAIRS VICTORIA