HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	54 Presidents Avenue 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		or range between	$ 600,000	&	$660,000

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

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. 4 Hilda Ave Ocean Grove	$575,000	1/09/2018
2. 22 Filed Street Ocean Grove	$600,000	28/08/2018
3. 14 Bell Street	$645,000	19/07/2018

OR

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.

CONSUMER AFFAIRS VICTORIA