HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	4 Rosella Court, 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	$1,325,000	&	$1,400,000

Median sale price

Median price	$996,000	Property type	*House*	Suburb	Ocean Grove
Period - From	March 2021	to	March 2022	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. 1 Dubourg Court, Ocean Grove	$1,440,000	10/03/22
2. 15 Dubourg Court, Ocean Grove	$1,290,000	09/03/22
3. 13 Finch Close, Ocean Grove	$1,350,000	09/01/21

This Statement of Information was prepared on: 02/05/2022

CONSUMER AFFAIRS VICTORIA