

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

2/79 Madeley Street, Ocean Grove VIC 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$920,000 & \$970,000

### Median sale price

Median price \$770,000 Property type Townhouse Suburb Ocean Grove

Period - From Dec 2019 to Dec 2020 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. 1/8B Callistemon Court, Ocean Grove	\$965,000	20 Jan 2021
2. 2/4 Sunset Place, Ocean Grove	\$935,000	19 Jan 2021
3. 1/65 The Avenue, Ocean Grove	\$905,000	11 Dec 2020

This Statement of Information was prepared on: 21<sup>st</sup> January 2021