

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

142 Powell Street East, Ocean Grove

### 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)

Single price

\$

or range between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$565,000

\*House

X

\*Unit

Suburb  
or locality

Ocean Grove

Period - From

29/9/16

to

29/9/17

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
1 105 Powell Street, Ocean Grove	\$750,000	14/8/2017
2 56 Lake Avenue, Ocean Grove	\$755,000	2/3/2017
3 10 Kurrajong Court, Ocean Grove	\$680,000	20/2/2017