HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	75 Devlins Road 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 $*420,000 or range between $ & $

Median sale price

Median price 705,000 Property type *LAND* Suburb Ocean Grove

Period - From Oct 18 to Feb 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 77 Devlins Road Ocean Grove	$385,000	29.10.18
2 73 Devlins Road Ocean Grove	$380,000	20.11.18
3 79 Devlins Road Ocean Grove	$380,000	17.12.18

This Statement of Information was prepared on: 24th March 2020

CONSUMER AFFAIRS VICTORIA