HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	37 The 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	$2,000,000	&	$2,200,000

Median sale price

Median price	$880,000	Property type	House	Suburb	Ocean Grove
Period - From	Aug 2020	to	Aug 2021	Source	Realestate.com.au

Comparable property sales

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.

This Statement of Information was prepared on: 22nd of September 2021

CONSUMER AFFAIRS VICTORIA