HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode: 41 Somerdale 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: $ 590,000 | & $640,000

Median sale price

(*Delete house or unit as applicable)

Median price: $665,000 | *House: X | *Unit: | Suburb or locality: Ocean Grove

Period - From: Jan 2018 | to: June 2018 | 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. 5 Pembroke Road, Ocean Grove	$595,000	26.06.18
2. 17 Sunset Strip, Ocean Grove	$625,000	29.09.18
3. 18 Carinae Court, Ocean Grove	$625,000	26.04.18

OR

B* 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.

CONSUMER AFFAIRS VICTORIA