# HAYDEN

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address Including suburb or locality and postcode

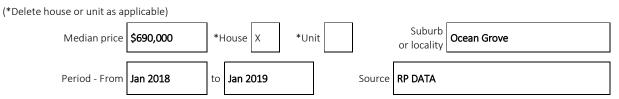
16 Curzon Drive, Ocean Grove

# 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 | \$ 535,000 | & | \$570,000 |  |
|--------------|--|------------------|------------|---|-----------|--|
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## Median sale price



## 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. 7 Beresford Close, Ocean Grove | \$550,000 | 5.03.2019    |
| 2. 200 Shell Road, Ocean Grove    | \$538,000 | 26.11.2018   |
| 3. 2/24 Holburn Rise, Ocean Grove | \$542,000 | 14.11.2018   |

