

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

1/73 Dare Street Ocean Grove Victoria 3226

### 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

\$690,000

&

\$750,000

### Median sale price

Median price

\$597,500

Property type

Unit

Suburb

Ocean Grove

Period - From

to

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. 4/90 The Terrace Ocean Grove	\$720,000	15.06.2020
2. 2/43 Orton Street Ocean Grove	\$700,000	25.06.2020
3. 1/21 Hodgson Street Ocean Grove	\$695,000	05.04.2020

This Statement of Information was prepared on: 27<sup>th</sup> October 2020