HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	411-415 Princess St, Mannerim

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$*	or range between	$1,400,000	&	$1,500,000

Median sale price

Median price	$1,185,000	Property type	*House*	Suburb	Ocean Grove
Period - From	November 2021	to	November 2022	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. 162-168 High St, Drysdale	$1,430,000	02/04/2022
2. 231-235 Jetty Rd, Drysdale	$1,590,000	11/06/2022
3. 379 Grubb Rd, Wallington	$1,270,000	15/07/2022

This Statement of Information was prepared on: 06/02/2023

CONSUMER AFFAIRS VICTORIA