HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	73 Fraser Crescent Ocean Grove VIC 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	$840,000	&	$890,000

Median sale price

Median price	$860,000	Property type	House	Suburb	Ocean Grove
Period - From	June 2020	to	June 2021	Source	Realestate.com.au

Comparable property sales

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. 21 Hilda Avenue Ocean Grove	$864,000	30.06.2021
2. 4 Hilda Avenue Ocean Grove	$865,000	02.06.2021
3. 8 Madeley Street Ocean Grove	$870,000	27.03.2021

This Statement of Information was prepared on: 15th July 2021

CONSUMER AFFAIRS VICTORIA