HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	3 Teatree Close 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	$1,400,000	&	$1,500,000

Median sale price

Median price	$880,000	Property type	House	Suburb	Ocean Grove
Period - From	March 2021	to	August 2021	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 Acaia Court Ocean Grove	$1,520,000	September 2021
2. 27 Madeley Street Ocean Grove	$1,410,000	August 2021
3. 130 Asbury Street Ocean Grove	$1,450,000	May 2021

This Statement of Information was prepared on: 23rd of September 2021

CONSUMER AFFAIRS VICTORIA