HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	48 Somerdale Avenue, Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

range between $1,000,000 & $1,100,000

Median sale price

Median price $880,000 Property type *House* Suburb Ocean Grove

Period - From Sept 2020 to Sept 2021 Source RP DATA

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. 18 Pembroke Road, Ocean Grove 3226	$1,058,000	06/08/2021
2. 3 Sheraton Court, Ocean Grove 3226	$1,055,000	20/09/2021
3. 5 Loch Ard Drive, Ocean Grove 3226	$1,220,000	19/08/2021

This Statement of Information was prepared on: 28/09/2021

CONSUMER AFFAIRS VICTORIA