HAYDEN

• EST. 1928 •

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode: 10A Powell Street West

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: $1,400.000.00 | &: $1,500,000.00

Median sale price

(*Delete house or unit as applicable)

Median price: $565,000 | *House: X | *Unit: | Suburb or locality: Ocean Grove

Period - From: Jan 2016 | to: Jan 2017 | 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 1/37 The Parade Ocean Grove	$1,320,000.00	8 Nov 2016
2 50B The Terrace Ocean Grove	$1,495,000.00	16 Dec 2016
3 50A The Terrace Ocean Grove	$1,500,000.00	10 Feb 2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

CONSUMER AFFAIRS VICTORIA