HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	4/12-14 Dare Street, Ocean Grove 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	&	$880,000

Median sale price

Median price	$785,000	Property type	*Unit*	Suburb	Ocean Grove
Period - From	November 2020	to	November 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. 3/24 Lelean Street, Ocean Grove 3226	$876,000	05/11/2021
2. 1/48 Powell Street, Ocean Grove 3226	$850,000	20/09/2021
3. 2/24 Parker Street, Ocean Grove 3226	$860,000	02/09/2021

This Statement of Information was prepared on: 18/11/2021

CONSUMER AFFAIRS VICTORIA