

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

53 Oakdean Blvd, 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)

Range between

\$650,000

&

\$690,000

Median sale price

Median price

\$665,000

Property type

House

Suburb

Ocean Grove

Period - From

Sep 2018

to

Sep 2019

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 47 Curzon Drive, Ocean Grove	\$665,000	22 Dec 2018
2 28 Shorebreak Way, Ocean Grove	\$707,000	22 Aug 2019
3 5 Heathwood Way, Ocean Grove	\$670,000	24 Sep 2019

This Statement of Information was prepared on: 29th October 2019