HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	1/62 Madeley Street 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 $600,000 & $660,000

Median sale price

Median price $550,000 Property type *Unit* Suburb Ocean Grove

Period - From Sep 2019 to Sep 2020 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. 2/53 Madeley Street, Ocean Grove	$630,000	24 Jan 2020
2. 2/88 Powell Street, Ocean Grove	$685,000	31 Dec 2019
3. 30B Wallington Road Ocean Grove	$672,000	30 Nov 2019

This Statement of Information was prepared on: 4th September 2020

CONSUMER AFFAIRS VICTORIA