HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	52 Bonnyvale Road, 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)

range between $830,000 & $870,000

Median sale price

Median price $907,500 Property type *House* 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. 54 Bonnyvale Road, Ocean Grove 3226	$850,000	22/09/2021
2. 93 Sunset Strip, Ocean Grove 3226	$866,000	25/08/2021
3. 3 Canopus Road, Ocean Grove 3226	$860,000	24/08/2021

This Statement of Information was prepared on: 09/11/2021

CONSUMER AFFAIRS VICTORIA