

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

59 The Parade Ocean Grove Victoria 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 \$1,350,000 & \$1,450,000

Median sale price

Median price \$745,000 Property type House Suburb Ocean Grove

Period - From Sept 2019 to Sept 2020 Source Realestate.com.au

Comparable property sales

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. 7B The Terrace Ocean Grove	\$1,335,000	04.12.2019
2. 58 Orton Street Ocean Grove	\$1,361,000	04.05.2020
3. 40 The Avenue Ocean Grove	\$1,327,000	03.09.2020

This Statement of Information was prepared on: 26th October 2020