HAYDEN

• EST. 1928 •

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode: 14 Bell Street, Ocean Grove

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: $ 600,000 | & $660,000

Median sale price

(*Delete house or unit as applicable)

Median price: $640,000 | *House: X | *Unit: | Suburb or locality: Ocean Grove

Period - From: Jan 18 | to: March 18 | Source: RP Data

Comparable property sales

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. 64 Bonnyvale Road, Ocean Grove	$650,000	18th June 2018
2. 41 Mermaid Avenue, Ocean Grove	$625,000	6th June 2018
3. 2/3 Breaker Court, Ocean Grove	$627,000	4th May 2018

CONSUMER AFFAIRS VICTORIA