

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

2/250 Shell Road, 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

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$570,000

*House

X

*Unit

Suburb
or locality

Ocean Grove

Period - From

2016

to

2017

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 48 – 50 Goandra Drive, Ocean Grove	\$640,000	29 Aug 2016
2 42-44 Belle Vue Drive, Ocean Grove	\$925,000	20 Jan 2017
3 Lot 64 Yellow Gums Estate, Ocean Grove	\$550,000	25 March 2017