

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

59A Presidents Avenue, Ocean Grove 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

range between \$870,000 & \$950,000

### Median sale price

Median price \$770,000 Property type House Suburb Ocean Grove

Period - From 06/01/2020 to 06/01/2021 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 2/4 Sunset Place, Ocean Grove 3226	\$900,000	2/01/2021
2 28 Watkin Street, Ocean Grove 3226	\$860,000	January 2021
3 132A Asbury Street, Ocean Grove 3226	\$770,000	20/11/2020

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 06/01/2021