HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	3 Capri Court, 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	$ 690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median price	$650,000	*House	X	*Unit		Suburb or locality	Ocean Grove
Period - From	May 17	to	April 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. 19 Seagull Grove, Ocean Grove	$720,000	6/7/2018
2. 4 Nautilus Court, Ocean Grove	$720,000	26/4/2018
3. 1 Warrick Court, Ocean Grove	$685,000	16/4/18

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.

CONSUMER AFFAIRS VICTORIA