

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4 Daintree Way, Ocean Grove

### 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)

Single price

or range between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

610,000

\*House

X

\*Unit

Suburb  
or locality

Ocean Grove

Period - From

1/12/16

to

4/12/17

Source

Realestate.com

### Comparable property sales

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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 4 Warrumbungle Close, Ocean Grove	\$555,000	30/11/17
2 2/26 Holburn Rise, Ocean Grove	\$540,000	14/11/17
3 17 Cluney Street, Ocean Grove	\$530,000	24/2/17