

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

32 Loch Ard Drive, Ocean Grove VIC 3226

Indicative selling price

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

Range between

\$550,000

&

\$575,000

Median sale price

Median price

\$710,000

Property type

House

Suburb

Ocean Grove

Period - From

July 2019

to

July 2020

Source

Realestate.com.au

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. 12 Somerdale Ave, Ocean Grove VIC 3226	\$585,000	23 Jul 2020
2. 23 Battersea Rise, Ocean Grove VIC 3226	\$595,000	16 Jan 2020
3. 14 Aquilae Street, Ocean Grove VIC 3226	\$565,000	2 April 2020

This Statement of Information was prepared on: 3rd September 2020