

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

6 Shelburn Way, 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

\$580,000

*House

X

*Unit

Suburb
or locality

Ocean Grove

Period - From

2016

to

2017

Source

RP Data core logic

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 1 Waterhen Close, Ocean Grove	\$645,000	7 June 2017
2 28 Daintree Way, Ocean Grove	\$680,000	17 October 2017
3 16 Lilly Pilly Mews, Ocean Grove	\$720,000	11 October 2017