

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

34 Surfers Avenue, Ocean Grove

Indicative selling price

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

range between \$690,000 & \$760,000

Median sale price

Median price

\$680,000

Property type

House

Suburb

Ocean Grove

Period - From

July 2018

to

July 2019

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 1/64 Madeley Street, Ocean Grove	\$740,000	6 Aug 2019
2 2 Leon Court, Ocean Grove	\$790,000	17 Jul 2019
3 15 Teatree Close, Ocean Grove	\$685,000	12 Jul 2019

This Statement of Information was prepared on: 17 September 2019