

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

15 Aldebaran Road, 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 \$840,000 & \$880,000

Median sale price

Median price \$741,250 Property type House Suburb Ocean Grove

Period - From Sept 2019 to Sept 2020 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. 21 Minerva Close, Ocean Grove	\$850,000	24 Sept 2020
2. 36 Sunset Strip, Ocean Grove	\$860,000	3 July 2020
3. 95 Ocean Throughway, Ocean Grove	\$855,000	11 Sept 2020

This Statement of Information was prepared on: 1st October 2020