

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

5 Pembroke Road, 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

\$ 550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$640,000

\*House

X

\*Unit

Suburb  
or locality

Ocean Grove

Period - From

Jan 18

to

March 18

Source RP Data

### 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. 14 Aldebaran Road, Ocean Grove  | \$605,000 | 6/4/2018   |
| 2. 33 Sunset Strip, Ocean Grove    | \$565,000 | 14/2/2017  |
| 3. 58 Endeavour Drive, Ocean Grove | \$600,000 | 30/11/2017 |