

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

1/97 The Terrace, 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

\$600,000

&

\$650,000

Median sale price

Median price

\$630,000

Property type

Unit

Suburb

Ocean Grove

Period - From

Sept 2018

to

Sept 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 2/41 Draper St, Ocean Grove	\$630,000	4 Mar 2019
2 2/65 Orton Street, Ocean Grove	\$680,000	13 Apr 2018
3 1/30-32 Dare Street, Ocean Grove	\$600,000	16 Feb 2019

This Statement of Information was prepared on: 17 September 2019