

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

53 Halibut Avenue Ocean Grove Victoria 3226

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 \$870,000 & \$950,000

Median sale price

Median price 695,000 Property type House Suburb Ocean Grove

Period - From Feb 2019 to Feb 2020 Source Price Finder

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 11 Seabreeze Court Ocean Grove	\$870,000	29.01.20
2 9 Trevally Drive Ocean Grove	\$865,000	15.08.19
3 4 Lockyer Court Ocean Grove	\$938,000	05.04.19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 13th of February 2020