

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

12 Somerdale Avenue, 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 \$550,000 & \$600,000

Median sale price

Median price \$700,000 Property type House Suburb Ocean Grove

Period - From June 2019 to June 2020 Source Realestate.com.au

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 23 Battersea Rise, Ocean Grove VIC 3226	\$595,000	1 Jan 2020
2 70 Sunset Strip, Ocean Grove VIC 3226	\$585,000	7 Aug 2019
3 14 Aquilae Street, Ocean Grove VIC 3226	\$565,000	15 Apr 2020

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: