

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4 Endeavour Drive Ocean Grove Victoria 3226

### 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

\$680,000

&

\$740,000

### Median sale price

Median price

\$690,000

Property type

House

Suburb

Ocean Grove

Period - From

Dec 18

to

Dec 19

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 19 Altair Street Ocean Grove	\$720,000	04.11.19
2 28 Northcote Road Ocean Grove	\$735,000	01.10.19
3 7 Aldebaran Road	\$707,500	06.07.19

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: 10<sup>th</sup> January 2020