

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

218 Shell Road, Ocean Grove 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)

range between \$800,000 & \$860,000

### Median sale price

Median price \$871,250 Property type House Suburb Ocean Grove

Period - From August 2020 to August 2021 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. 21 Hilda Avenue, Ocean Gove 3226	\$864,000	30/06/2021
2. 4 Northcote Road, Ocean Grove 3226	\$831,000	25/06/2021
3. 4 Sunset Strip, Ocean Grove 3226	\$830,000	17/06/2021

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: 18/08/2021