

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

20 Cuthbertson Drive, Ocean Grove 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 \$*740,000 & \$798,000

Median sale price

Median price \$670,000 Property type House Suburb Ocean Grove

Period - From Aug 2018 to Aug 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 Leon Court, Ocean Grove	\$790,000	17.06.19
2 1/56 Lake Avenue, Ocean Grove	\$875,000	09.06.19
3 34 Lake Avenue, Ocean Grove	\$697,599	24.05.19

This Statement of Information was prepared on: 13 September 2019