

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

61B Marlin Drive, Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$580,000 & \$640,000

Median sale price

Median price \$690,000 Property type House Suburb Ocean Grove

Period - From Dec 2018 to Dec 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 4/69-71 The Terrace, Ocean Grove	\$610,000	28 Oct 2019
2 1/18 Roditis Drive, Ocean Grove	\$625,000	18 July 2019
3 6/1-3 Callistemon Court, Ocean Grove	\$630,000	11 July 2019

This Statement of Information was prepared on: 22 Jan 2020