

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

118 John Dory Drive, 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 \$720,000 & \$760,000

Median sale price

Median price \$750,000 Property type House Suburb Ocean Grove

Period - From 3/12/2019 to 3/12/2020 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 Capella Road, Ocean Grove	\$727,000	1/12/2020
2 14 Battersea Rise, Ocean Grove	\$720,000	12/11/2020
3 10 Lorikeet Close, Ocean Grove	\$745,000	9/10/2020

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: 3/12/2020