

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

87 Draper Street, 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

\$800,000

&

\$860,000

Median sale price

Median price

\$665,550

Property type

House

Suburb

Ocean Grove

Period - From

Sep 2018

to

Sep 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
1 109 Draper St, Ocean Grove	\$821,000	10 Apr 2019
2 155 The Avenue, Ocean Grove	\$837,000	19 Apr 2019
3 102 The Parade, Ocean Grove	\$870,000	8 Nov 2018

This Statement of Information was prepared on: 8th October 2019