

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

81 Oakdean Blvd, 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 \$780,000 & \$830000

Median sale price

Median price \$770,000 Property type Residential House Suburb Ocean Grove

Period - From Dec 2019 to Dec 2020 Source Realestate.com.au

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. 23/25 Milbourne Drive, Ocean Grove	\$831,000	08 Dec 2020
2. 24 Penleigh Crescent, Ocean Grove	\$815,000	25 Nov 2020
3. 45 Hocking Drive, Ocean Grove	\$830,000	7 Dec 2020

This Statement of Information was prepared on: 01 Feb 2021