

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

3 Launceston Street, Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$* or range between \$880,000 & \$930,000

Median sale price

Median price \$1,150,000 Property type House Suburb Ocean Grove

Period - From May 2022 to April 2023 Source RP DATA

Comparable property sales

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. 31 Seawind Pl, Ocean Grove	\$850,000	03/02/2023
2. 33 Roditis Drive, Ocean Grove	\$880,000	16/02/2023
3. 10 Arlington Crescent, Ocean Grove	\$900,000	08/03/2023

Comparable property sales

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: 19/05/2023

