

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

7 Eccles Road, 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)

range between \$1,000,000 & \$1,100,000

Median sale price

Median price

\$883,000

Property type

House

Suburb

Ocean Grove

Period - From

October
2020

to

October
2021

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. 18 Pembroke Road, Ocean Grove 3226	\$1,058,000	6/8/2021
2. 59 Bonnyvale Road, Ocean Grove 3226	\$1,160,000	30/04/2021
3. 3 Sheraton Court, Ocean Grove 3226	\$1,055,000	20/09/2021

This Statement of Information was prepared on: 08/10/2021