

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

3/25 Orton Street Ocean Grove Victoria 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

\$400,000

&

\$440,000

Median sale price

Median price

\$785,000

Property type

Residential unit

Suburb

Ocean Grove

Period - From

Oct 2020

to

Oct 2021

Source

Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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.

1.	8/26 Orton Street Ocean Grove	\$350,000	NOV 2020
2.	1/58 Powell Street Ocean Grove	\$441,000	FEB 2021
3.	2/113 The Parade Ocean Grove	\$400,000	JULY 2021

This Statement of Information was prepared on:

10th NOVEMBER 2021