

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode 16A Powell Street West, Ocean Grove

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$920,000 & \$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$589,500 \*House ☒ \*Unit ☐ Suburb or locality Ocean Grove  
Period - From 21/8/16 to 21/8/17 Source Realestate.com

### 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 21B Raven Close, Ocean Grove        | \$950,000 | 6/1/17       |
| 2 2/8 Beave Street, Ocean Grove       | \$900,000 | 7/3/17       |
| 3 132 Powell Street East, Ocean Grove | \$945,000 | 1/12/16      |