

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

30 Witchetty Drive, 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 \$*645,000

or range between

&

Median sale price

Median price

707,000

Property type

House

Suburb

Ocean Grove

Period - From

March 2019

to

March 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
32 Marmion Circuit Ocean Grove	\$645,000	25.10.2019
90 Delvin's Road Ocean Grove	\$630,000	18.10.2019
38-40 Cerberus Drive Ocean Grove	\$630,000	28.01.2020

This Statement of Information was prepared on: 23rd April 2020