

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

15 Witchetty Drive, Ocean Grove VIC 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 \$595,000

&

\$620,000

Median sale price

Median price

\$704,000

Property type

House

Suburb

Ocean Grove

Period - From

April 2019

to

April 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
1 30 Witchetty Drive, Ocean Grove	\$607,500	14 May 2020
2 15 Tyro Street, Ocean Grove	\$617,500	23 Aug 2020
3 4 Tomatin Street, Ocean Grove	\$610,000	21 Nov 2018

This Statement of Information was prepared on: 26th May 2020