

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

24 Presidents Ave, 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)

Single price \$* or range between \$580,000 & \$640,000

Median sale price

Median price \$680,000 Property type House Suburb Ocean Grove

Period - From Oct 18 to Oct 19 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 12 Lorikeet Close, Ocean Grove	\$615,000	21.03.2019
2 54 Presidents Avenue, Ocean Grove	\$640,000	13.03.2019
3 10 Platypus Court, Ocean Grove	\$635,000	26.06.2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 6th November 2019