

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

38 Belvedere Terrace Ocean Grove VIC 3226

### 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 \$599,000

or range between \$

&

\$

### Median sale price

Median price \$750,000

Property type House

Suburb Ocean Grove

Period - From Nov 2019

to

Nov 2020

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.

Address of comparable property	Price	Date of sale
1. 42 Endeavour Drive Ocean Grove	\$590,000	20.05.2020
2. 32 Belvedere Terrace Ocean Grove	\$600,000	02.04.2020
3. 23 Parkview Avenue Ocean Grove	\$595,000	19.05.2020

This Statement of Information was prepared on: 9<sup>th</sup> November 2020