

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

63 Lake Avenue 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

\$*

or range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$792,500

Property type

House

Suburb

Ocean Grove

Period - From

Feb 2020

to

Feb 2021

Source

Realestate.com.au

Comparable property sales

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. 21 Guthridge Street Ocean Grove	\$1,015,000	27.05.2020
2. 19 Field Street Ocean Grove	\$1,080,000	24.12.2020
3. 20 Riviera Crescent Ocean Grove	\$1,015,000	01.02.2020

This Statement of Information was prepared on: 18th February 2021