

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

72 Aldebaran Road, Ocean Grove 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 \$950,000 & \$1,040,000

Median sale price

Median price \$871,250 Property type House Suburb Ocean Grove

Period - From August 2020 to August 2021 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. 18 Pembroke Road, Ocean Grove 3226	\$1,058,000	06/08/2021
2. 53 Endeavour Drive, Ocean Grove 3226	\$950,000	21/07/2021
3. 9 Osprey Close Ocean Grove	\$950,000	28.04.2021

This Statement of Information was prepared on: 31/08/2021