

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

40 Penleigh Crescent 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 \$620,000 & \$670,000

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 1-2 Lilly Pilly Mews Ocean Grove	\$645,000	01.11.18
2 42 Penleigh Crescent Ocean Grove	\$645,000	22.02.19
3 14 Cluney Street Ocean Grove	\$635,000	01.05.19

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: 4th of November 2019