

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

1/77 Orton Street 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 \$530,000 & \$580,000

Median sale price

Median price \$625,000 Property type UNIT Suburb Ocean Grove

Period - From Feb 19 to Feb 20 Source Realestate.com.au

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 2/9 Stringybark Place Ocean Grove	\$520,000	02.12.2019
2 1/52 Powell Street Ocean Grove	\$526,500	15.08.2019
3 2/48 Powell Street Ocean Grove	\$600,000	15.08.2019

This Statement of Information was prepared on: 27th March 2020