

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

1/58 Powell 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

\$450,000

Median sale price

Median price

\$597,500

Property type

Unit

Suburb

Ocean Grove

Period - From

Sep 2019

to

Sep 2020

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. 2/10 Draper Street, Ocean Grove	\$465,000	28 Oct 2020
2. 1/70 Bonnyvale Road, Ocean Grove	\$450,000	18 Aug 2020
3. 2/77 Orton Street, Ocean Grove	\$420,000	28 Jul 2020

This Statement of Information was prepared on:

5th November 2020