

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

10 Rainbow Court, 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

\$870,000

Median sale price

Median price

\$710,000

Property type

House

Suburb

Ocean Grove

Period - From

Aug 2019

to

Aug 2020

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. 35 Halibut Avenue, Ocean Grove VIC 3226	\$800,000	30 Dec 2019
2. 10 Derek Court, Ocean Grove VIC 3226	\$835,000	17 Dec 2019
3. 11 Sea Breeze Court, Ocean Grove VIC 3226	\$870,000	29 Jan 2020

This Statement of Information was prepared on:

13th August 2020