HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

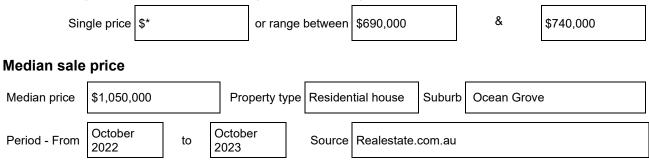
Property offered for sale

Address Including suburb or locality and postcode

1 / 4 Dolphin Crt, Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting



Comparable property sales

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
1/40 Pembroke Rd, Ocean Grove	\$770,000	31/05/2023
7/69-71 The Avenue, Ocean Grove	\$750,000	02/05/2023
4/148 The Parade, Ocean Grove	\$620,000	04/04/2023

This Statement of Information was prepared on: 10/10/2023

