

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

19 Witchetty Drive Ocean Grove Victoria 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 \$600,000 & \$650,000

Median sale price

Median price \$710,000 Property type House Suburb Ocean Grove

Period - From August 2019 to August 2020 Source Realestate.com.au

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. 67 Empress Boulevard Ocean Grove	\$646,000	08.11.2019
2. 30 Witchetty Drive Ocean Grove	\$607,500	30.04.2020
3. 64 Cerberus Drive Ocean Grove	\$627,500	28.02.2020

This Statement of Information was prepared on: 17th August 2020