

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

7 Mowbray 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)

Range between

\$520,000

&

\$570,000

Median sale price

Median price

\$704,000

Property type

House

Suburb

Ocean Grove

Period - From

April 2019

to

April 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 1/33 Holburn Rise Ocean Grove	\$580,000	17.01.2020
2 18 Cluney Street Ocean Grove	\$545,000	19.09.2019
3 3 31 Daintree Way Ocean Grove	\$550,000	17.12.2019

This Statement of Information was prepared on:

14.05.2020