

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

22 Evergreen Circuit 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 \$* or range between \$*780,000 & \$840,000

Median sale price

Median price \$665,500 Property type House Suburb Ocean Grove

Period - From Sept 18 to Sept 19 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 14 Shelburn Way Ocean Grove	\$800,000	16.06.19
2 29 Blue Mallee Drive Ocean Grove	\$825,000	12.06.19
3 32 Janelle Way Ocean Grove	\$801,000	13.08.19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 28th October 2019