

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

17 Sunset Place, 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)

Range between \$700,000 & \$770,000

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 1-3 Bell St, Ocean Grove	\$700,000	06 Feb 2020
2 33 Mermaid Ave Ocean Grove	\$712,500	28 Feb 2020
3 23 Richard Ave, Ocean Grove	\$760,000	08 Feb 2020

This Statement of Information was prepared on: 26th May 2020