

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

5 Richard Avenue, Ocean Grove VIC 3226

Indicative selling price

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

Single price \$* or range between \$785,000 & \$850,000

Median sale price

Median price \$707,000 Property type House Suburb Ocean Grove

Period - From 01/01/2020 to 30/03/2020 Source REIV

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 20 Thacker Street, Ocean Grove	\$ 815,000	22/04/2020
2 8 Thacker Street, Ocean Grove	\$ 820,000	07/02/2020
3 3 Cruickshank Avenue, Ocean Grove	\$ 850,000	25/10/2019

This Statement of Information was prepared on: 2nd July 2020