

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

83 Shell Road, 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median price

580,000

*House

X

*Unit

Suburb
or locality

Ocean Grove

Period - From

Jan 2017

to

July 2017

Source

RP data

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 28 Belvedere Terrace, Ocean Grove	\$500,000	18.10.17
2 40 Endeavour Drive, Ocean Grove	\$490,000	14.10.17
3 17 Pembroke Road, Ocean Grove	\$528,000	26.09.17