

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

3/110 The Avenue, 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 \$630,000 & \$670,000

Median sale price

Median price \$600,000 Property type Unit Suburb Ocean Grove

Period - From Nov 2019 to Nov 2020 Source RPData

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. 1/111 Draper St, Ocean Grove 3226	\$630,000	2 Sep 2020
2. ¼ Kalinga Road, Ocean Grove 3226	\$650,000	28 Jul 2020
3. 3/43 Orton Street, Ocean Grove 3226	\$685,000	7 Oct 2020

This Statement of Information was prepared on: 12 November 2020