

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

7 Sheoak Court, Ocean Grove

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

range between \$870,000 & \$920,000

### Median sale price

Median price

\$665,000

Property type

House

Suburb

Ocean Grove

Period - From

July 2018

to

July 2019

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 20 Callistemon Court, Ocean Grove | \$903,555 | 28 May 2019  |
| 2 20 Lowe Street, Ocean Grove       | \$887,000 | 23 Jul 2019  |
| 3 4 Star Court, Ocean Grove         | \$850,000 | 14 Aug 2019  |

This Statement of Information was prepared on: 17 September 2019