

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

58 Minerva Close, Ocean Grove

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

\$ 680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$640,000

*House

X

*Unit

Suburb
or locality

Ocean Grove

Period - From

Jan 18

to

March 18

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. 8 Antares Court, Ocean Grove	\$720,000	10/9/2017
2. 3 Anchenar Court, Ocean Grove	\$731,000	28/8/2017
3. 2/22 Loch Ard Drive, Ocean Grove	\$700,000	26/6/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.