

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

48 Eggleston Street, 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 \$ 695,000 & \$745,000

Median sale price

(*Delete house or unit as applicable)

Median price \$640,000 *House ☒ *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

Address of comparable property	Price	Date of sale
1. 103 Asbury Street, Ocean Grove	\$735,000	02/80/2018
2. 35 Bramwell Street, Ocean Grove	\$750,000	26/07/2018
3. 19 Seagull Grove, Ocean Grove	\$720,000	06/07/2017

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.