

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

73 Aldebaran Road, 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 \$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$690,000

*House

X

*Unit

Suburb
or locality

Ocean Grove

Period - From

3 Sept 2017

to

3 Sept 2018

Source

Realestate.com

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. 17 Sunset Strip, Ocean Grove	\$ 625,000	29/8/2018
2. 33 Aldebaran Road, Ocean Grove	\$ 700,000	25/10/2018
3. 55 Aldebaran Road, Ocean Grove	\$705,000	27/10/2018