

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

15 Kenton Court, Ocean Grove, Victoria 3226

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 940,000

&

980,000

Median sale price

Median price

\$710,000

Property type

House

Suburb

Ocean Grove

Period - From

July 2019

to

July 2020

Source

Realestate.com.au

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. 236 -238 Thacker Street Ocean Grove	\$960,000	24.07.2020
2. 52 Presidents Ave Ocean Grove	\$950,000	10.07.2020
3. 26 Parker Street Ocean Grove	\$1,000,000	07.07.2020

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.

This Statement of Information was prepared on: 4th August 2020