

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

28 Watkin Street, Ocean Grove VIC 3226

Indicative selling price

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

range between \$840,000 & \$880,000

Median sale price

Median price \$750,000 Property type House Suburb Ocean Grove

Period - From 19/11/2019 to 19/11/2020 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 7 Presidents Avenue, Ocean Grove	\$885,000	26/10/2020
2 10 Rainbow Court	\$845,000	15/10/2020
3 11 Epworth Street, Ocean Grove	\$895,000	08/10/2020

This Statement of Information was prepared on: 19/11/2020