

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

3 Canopus Road 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

\$830,000

&

\$890,000

Median sale price

Median price

\$860,000

Property type

House

Suburb

Ocean Grove

Period - From

July 2020

to

July 2021

Source

Realestate.com.au

Comparable property sales

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. 4 Northcote Road Ocean Grove	\$831,000	25.06.2021
2. 15 Miriam Court Ocean Grove	\$875,000	24.06.2021
3. 4 Sunset Strip Ocean Grove	\$830,000	17.06.2021

This Statement of Information was prepared on: 26th July 2021