

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

2 Sandpiper Court, Ocean Grove VIC 3226

### Indicative selling price

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

Range between \$900,000 & \$970,000

### Median sale price

Median price \$741,250 Property type House Suburb Ocean Grove

Period - From Sept 2019 to Sept 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. 96 Draper Street, Ocean Grove VIC 3226 | \$920,000 | 7 May 2020   |
| 2. 53 Lake Avenue, Ocean Grove VIC 3226   | \$920,000 | 12 Feb 2020  |
| 3. 58 The Avenue, Ocean Grove VIC 3226    | \$976,000 | 23 Jan 2020  |

This Statement of Information was prepared on: 8<sup>th</sup> September 2020