

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

3 Sunset Strip Ocean Grove Victoria 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)

Single price \$\* or range between \$600,000 & \$640,000

### Median sale price

Median price \$700,000 Property type House Suburb Ocean Grove

Period - From June 2019 to June 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. 6 Cotham Hill Drive Ocean Grove | \$630,000 | 19.12.2019   |
| 2. 25 Endeavour Drive Ocean Grove  | \$630,000 | 15.07.2019   |
| 3. 5 Tudor Court Ocean Grove       | \$630,000 | 21.09.2019   |

**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: June 10<sup>th</sup> 2020