



• EST. 1928 •

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

27 Riviera Crescent, Ocean Grove

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

\$ 950,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$575,250

*House

X

*Unit

Suburb
or locality

Ocean Grove

Period - From

10/7/2016

to

10/7/2017

Source

Realestate.com

Comparable property sales

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 14 Chaudenay Mews, Ocean Grove	\$1,022,500	23/6/2017
2 18 Riviera Crescent, Ocean Grove	\$875,000	14/9/2016
3 14 Hilda Avenue, Ocean Grove	\$925,000	1/12/2016