



• 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

22 Field Street North, 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

\$ 585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$640,000

*House

X

*Unit

Suburb
or locality

Ocean Grove

Period - From

Jan 18

to

March 18

Source

RP Data

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. 72 Madeley Street, Ocean Grove	\$607,500	22/6/2018
2. 41 Mermaid Avenue, Ocean Grove	\$625,000	6/6/2018
3. 13 Pearl Street, Ocean Grove	\$554,000	22/5/2018

OR

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.