

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

80 Aldebaran Road, Ocean Grove VIC 3226

Indicative selling price

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

Range between

\$775,000

&

\$815,000

Median sale price

Median price

\$680,000

Property type

House

Suburb

Ocean Grove

Period - From

Oct 2018

to

Oct 2019

Source

RP DATA

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 91 Aldebaran Road, Ocean Grove	\$792,500	27 Aug 2019
2 20 Canis Crescent, Ocean Grove	\$812,950	13 Mar 2019
3 139 Aldebaran Road, Ocean Grove	\$790,000	6 May 2019

This Statement of Information was prepared on:

21 November 2019