

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb
or
locality and
postcode

9 Evergreen Circuit, 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 \$570,000 & \$620,000

Median sale price

(*Delete house or unit as applicable)

Median price \$565,000 *House x *Unit Suburb or locality Ocean Grove

Period - From Jan 16 to Jan 17 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.

<i>Address of comparable property</i>	<i>Price</i>	<i>Date of sale</i>
1 22 Seawind Place, Ocean Grove	\$620,000	29 May 17
2 31 Curzon Drive, Ocean Grove	\$ 595,000	28 March 17
3 17 Milbourne Drive, Ocean Grove	\$575,000	31 Jan 17