



• 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 158 The Terrace, 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 \$1,395,000 & \$1,495,000

Median sale price

(*Delete house or unit as applicable)

Median price \$565,000 *House ☒ *Unit ☐ Suburb or locality Ocean Grove
Period - From 30 June 2016 to 30 June 2017 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 37b The Parade, Ocean Grove	\$1,350,000	5/3/2018
2 115 The Terrace, Ocean Grove	\$1,465,000	5/11/2017
3 163 The Avenue, Ocean Grove	\$1,450,000	10/1/2018