

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

33 Madeley St, Ocean Grove

Indicative selling price

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

range between \$830,000 & \$880,000

Median sale price

Median price

\$670,000

Property type

House

Suburb

Ocean Grove

Period - From

Sept 18

to

Sept 19

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 14 Finch Close, Ocean Grove	\$881,200	17 May 2019
2 4 Presidents Avenue, Ocean Grove	\$822,500	29 Apr 2019
3 109 Draper Street, Ocean Grove	\$821,000	10 Apr 2019

This Statement of Information was prepared on: 25th September 2019