

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

3/12 -14 Sweetman Parade 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)

Single price \$1,300,000

or range between \$

&

\$

Median sale price

Median price \$830,000

Property type Townhouse

Suburb

Ocean Grove

Period - From Nov 2020

to

April 2021

Source

Realestate.com.au

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. 2/38 Baker Street Ocean Grove	\$1,250,000	18.03.2021
2. 18 Epworth Street Ocean Grove	\$1,300,000	19.03.2021
3. 2/14 Blackwell Street Ocean Grove	\$1,260,000	11.12.2020

This Statement of Information was prepared on: 4th of May 2021