

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

4 Connewarre Place, 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

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$883,000

Property type

Residential house

Suburb

Ocean Grove

Period - From

Sept 2020

to

Sept 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.

1.	25 Crusickshank Ave, Ocean Grove	\$1.380,000	21 Mar 2021
2.	46 Eggleston Street, Ocean Grove	\$1,305,000	05 Oct 2021
3.	9 Wallington Road, Ocean Grove	\$1,390,000	13 Nov 2020

This Statement of Information was prepared on: 1/11/2021