

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

69 Sunset Strip Ocean Grove Victoria 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 \$* or range between \$780,000 & \$790,000

Median sale price

Median price \$830,000 Property type House 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. 16 Somerdale Avenue Ocean Grove	\$775,000	07.02.2021
2. 78 Sunset Strip Ocean Grove	\$750,000	25.02.2021
3. 23 Loch Ard Drive Ocean Grove	790,000	17.11.2020

This Statement of Information was prepared on: 06.05.2021