

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

12 Merlan Street, 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)

Range between \$655,000 & \$680,000

Median sale price

Median price \$745,000 Property type House Suburb Ocean Grove

Period - From Oct 2019 to Oct 2020 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. 24 Marmion Circuit, Ocean Grove	\$662,500	8 Jan 2020
2. 13 Coramba Street, Ocean Grove	\$660,000	5 Mar 2020
3. 28 Cutter Street, Ocean Grove	\$682,000	6 Oct 2020

This Statement of Information was prepared on: 16th October 2020