



• EST. 1928 •

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

105 Powell Street, Ocean Grove

### Indicative selling price

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

Single price

\$

or range between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$570,000

\*House

X

\*Unit

Suburb  
or locality

Ocean Grove

Period - From

Jan 2016

to

Jan 2017

Source

RP Data

### Comparable property sales

**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 95 The Avenue, Ocean Grove     | \$770,000 | 1/3/2017     |
| 2 129 Asbury Street, Ocean Grove | \$675,000 | 4/5/2017     |
| 3 100 Asburn Street, Ocean Grove | \$735,000 | 17/3/2017    |