

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

236-238 Thacker Street, Ocean Grove, Victoria 3226

### 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)

Range between \$955,000 & \$1,050,000

### Median sale price

Median price \$700,000 Property type House Suburb Ocean Grove

Period - From June 2019 to June 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 62-64 Lake Avenue, Ocean Grove, VIC 3226	\$975,000	17 Oct 2019
2 66-68 Coolamon Close, Ocean Grove, VIC 3226	\$1,025,000	9 Oct 2019
3 185-187 Thacker Street, Ocean Grove, VIC 3226	\$1,155,000	3 Oct 2019

This Statement of Information was prepared on: 18<sup>th</sup> June 2020