

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

58 Janelle Way, 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

\$680,000

&

\$730,000

### Median sale price

Median price

\$690,000

Property type

House

Suburb

Ocean Grove

Period - From

Dec 18

to

Dec 19

Source

RP DATA

### 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 28 Shorebreak Way, Ocean Grove | \$707,000 | 22/8/19      |
| 2 9 Tyro Street, Ocean Grove     | \$710,500 | 19/11/19     |
| 3 6 Wyrallah Street, Ocean Grove | \$725,000 | 3/6/19       |

This Statement of Information was prepared on: 23<sup>rd</sup> December 2019