

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

45 Oakdean Boulevard, Ocean Grove VIC 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)

Single price

or range between

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$690,000

\*House

X

\*Unit

Suburb  
or locality

Ocean Grove

Period - From

May 2018

to

May 2019

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. 14 Cluney St, Ocean Grove          | \$635,000 | 7.05.2019    |
| 2. 14 Warrumbungle Close, Ocean Grove | \$610,000 | 17.04.2019   |
| 3. 51 Janelle Way, Ocean Grove        | \$655,000 | 27.03.2019   |