

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

21 Cutter 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 \$\*655,000 & \$720,000

### Median sale price

Median price \$670,000 Property type House Suburb Ocean Grove

Period - From Aug 18 to Aug 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 18 Cheviot Terrace, Ocean Grove	\$670,000	2.08.18
2 1-3 Merlan Street, Ocean Grove	\$720,000	6.06.18
3 33 Omega Drive, Ocean Grove	\$670,000	20.02.19

This Statement of Information was prepared on: 15<sup>th</sup> September 2019