

Statement of Information
**Single residential property located outside the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address

70 Sunset Strip, Ocean Grove 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

or range between

\$620,000

&

\$650,000

Median sale price

Median price

\$697,500

House

Suburb
or locality

Ocean Grove

Period - From

01/01/2018

to

31/12/2018

Source

REIV

Comparable property sales

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
28 Watkin Street, Ocean Grove 3226	\$650,000	17/04/2019
6 Aries Crescent, Ocean Grove 3226	\$645,000	14/04/2018
2/41 Draper Street, Ocean Grove 3226	\$630,000	04/03/2019