

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

96 Draper St, Ocean Grove VIC 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$665,550 Property type House Suburb Ocean Grove

Period - From Sep 2018 to Sep 2019 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 11 Kenton Court, Ocean Grove	\$1,020,000	1 Feb 2019
2 103 The Parade, Ocean Grove	\$1,050,000	11 Dec 2018
3 28 Wiltons Road, Ocean Grove	\$1,030,000	23 Jan 2019

This Statement of Information was prepared on: 1st October 2019