

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

18 Merlan Street, Ocean Grove, Victoria 3226.

Indicative selling price

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

Single price

or range between

\$ 640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$640,000

*House

X

*Unit

Suburb
or locality

Ocean Grove

Period - From

Jan 18

to

March 18

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

Address of comparable property	Price	Date of sale
1. 11 Redwood Place, Ocean Grove	\$685,000	30.01.18
2. 7 Thetsis Street, Ocean Grove	\$662,500	01.05.18
3. 14 Bronzewing Street, Ocean Grove	\$652,500	24.02.18

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.