

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
Including suburb and
postcode

1/63 MADELEY STREET, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range: \$715,000 to \$785,000

Median sale price

Median price \$645,000

House

Unit

Suburb

OCEAN GROVE

Period 01 April 2017 to 31 March 2018

Source



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
107 DRAPER ST, OCEAN GROVE, VIC 3226	\$765,000	09/02/2018
44 EPWORTH ST, OCEAN GROVE, VIC 3226	\$775,000	23/02/2018
53 BRAMWELL ST, OCEAN GROVE, VIC 3226	\$790,000	15/09/2017