

Property offered for sale

Address: 3 Battersea Rise Ocean Grove

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$429,000 & \$465,000

Median sale price

Median price: \$615,000 House Suburb: Ocean Grove
Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



190 Shell Rd OCEAN GROVE

3 2 1

Easily personalized and just a short drive from the beach, this home will afford its owners a convenient and peaceful coastal

Sold by Private Sale \$462,000
Date Sold Aug 2017
Land 546 SqM



17 Battersea Rise OCEAN GROVE

3 2 2

Graced with a welcoming vibe and light-filled floorplan, this tidy beach home sits in an idyllic coastal location on The Bellarine.

Sold by Private Sale \$495,000
Date Sold Apr 2017
Land 566 SqM



20 Beresford Cl OCEAN GROVE

3 1 2

This pretty miner's cottage-style home offers a modern floor plan softened by decorative features of times gone by. The facade,

Sold by Private Sale \$457,000
Date Sold Feb 2017
Land 472 SqM