

## HOUSE Offered for Sale

21 Arlia Mews Ocean Grove VIC 3226

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$620,000

## Median Sale Price

\$685,000 Houses in Ocean grove between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

|                                                                                     |                                                                                                                                                                                                                                                                                                                      |            |                  |           |                  |          |               |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|----------|---------------|
|  | <b>9 Arlia Mews Ocean Grove VIC 3226</b><br> 4  2  2        | Sold Price | <b>\$745,000</b> | Sold Date | <b>02-Mar-18</b> | Distance | <b>0.06km</b> |
|  | <b>15 Alderbrook Drive Ocean Grove VIC 3226</b><br> 3  2  2 | Sold Price | <b>\$720,000</b> | Sold Date | <b>05-Mar-18</b> | Distance | <b>0.19km</b> |
|  | <b>8 Holburn Rise Ocean Grove VIC 3226</b><br> 4  2  2      | Sold Price | <b>\$590,000</b> | Sold Date | <b>30-May-17</b> | Distance | <b>0.23km</b> |

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