

#### Property offered for sale

Address: 7 Amberwood Way Ocean Grove

#### Indicative selling price

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

Range between: \$690,000 & \$759,000

#### Median sale price




Median price: \$637,500 House Suburb: Ocean Grove  
Period - From: 01/07/2017 to 30/09/2017 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.



#### 9 Amberwood Way OCEAN GROVE




4  2  2 

'Space is the key asset at this contemporary brick home in the family-friendly Kingston Estate. Two big living zones, 2 decks

**Sold by Private Sale \$675,000**  
**Date Sold 21/12/2017**  
**Land 648 SqM**



#### 16 Lilly Pilly Mews OCEAN GROVE




4  2  2 

What a revelation! A modern, 3-year-old home that looks impeccably neat and compact from the outside - but feels as big

**Sold by Private Sale \$720,000**  
**Date Sold 11/10/2017**  
**Land 594 SqM**



#### 17 Lilly Pilly Mews OCEAN GROVE

3  2  2 

This designer facade and gardens have instant street appeal at the quiet court end of Lilly Pilly Mews. Overflowing with quality

**Sold by Private Sale \$750,000**  
**Date Sold 17/11/2016**  
**Land 595 SqM**