

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

6 Altair Street, Ocean Grove

Indicative selling price

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

Single price \$* or range between \$880,000 & \$950,000

Median sale price

Median price \$1,142,500 Property type House Suburb Ocean Grove

Period - From January 2022 to December 2022 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
1. 122 Aldebaran Rd, Ocean Grove	\$800,000	1/06/2022
2. 8 Pembroke Rd, Ocean Grove	\$910,000	22/08/2022
3. 18 Arcturus Rd, Ocean Grove	\$910,000	14/02/2022

This Statement of Information was prepared on: 04/01/2023