

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale.

Address
Including suburb or
locality and postcode

112 Cerberus Drive Ocean Grove VIC 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$680,000 & \$740,000

Median sale price

Median price \$792,500 Property type House Suburb Ocean Grove

Period - From Feb 2020 to Feb 2021 Source Realestate.com.au

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
1. 8 Anonyma Street Ocean Grove	\$682,000	05.11.2020
2. 21 Cutter Street Ocean Grove	\$675,500	09.10.2020
3. 18 Cutter Street Ocean Grove	\$739,000	13.09.2020

This Statement of Information was prepared on: 3rd of March 2021