

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

89 Marlin Dr, Ocean Grove

### Indicative selling price

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

Single price \$1,250,000

or range between \$

&

\$

### Median sale price

Median price \$975,000

Property type

Residential House

Suburb

Ocean Grove

Period - From August 2023

to

August 2024

Source

Realestate.com.au

### 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
87 Marlin Dr, Ocean Grove	\$945,000	21/03/2024
3 Mullaway Crt, Ocean Grove	\$1,200,000	06/09/2023
46 Halibut Ave, Ocean Grove	\$1,200,000	11/02/2024

This Statement of Information was prepared on: 15/08/2024