

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

4/94 The Terrace, Ocean Grove

## Indicative selling price

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

Single price \$\*

or range between \$950,000

&

\$990,000

## Median sale price

Median price \$883,000

Property type Residential unit

Suburb Ocean Grove

Period - From Sept 2020

to

Sept 2021

Source Realestate.com.au

## Comparable property sales (\*Delete A or B below as applicable)

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.

1.	3/97 The Terrace, Ocean Grove	\$1,045,000	June 2021
2.	3/11 Parker Street, Ocean Grove	\$1,050,000	May 2021
3.	10/100 The Parade, Ocean Grove	\$960,000	May 2021

This Statement of Information was prepared on: 11/10/2021