

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 19 Rosella Court, Ocean Grove, VIC 3226

Indicative selling price

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

Single price or range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$950,000 Property type House Suburb OCEAN GROVE

Period - From 22/08/2021 to 22/02/2022 Source price_finder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

	Address of comparable property	Price	Date of sale
1	4 Acacia Court Ocean Grove Vic 3226	\$1,540,000	29/09/2021
2	50 Draper Street Ocean Grove Vic 3226	\$1,550,000	14/09/2021
3	25 Callistemon Court Ocean Grove Vic 3226	\$1,550,000	27/01/2022

This Statement of Information was prepared on: 22/02/2022