

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 or locality and postcode

89 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 \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,180,000 Property type House Suburb Ocean Grove

Period - From JANUARY 2023 to MARCH 2023 Source REIV

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.

Address of comparable property	Price	Date of sale
1. 35 WYRALLAH STREET, OCEAN GROVE VIC 3226	\$1,500,000	21/04/2021
2. 37 CERBERUS DRIVE, OCEAN GROVE VIC 3226	\$1,750,000	29/11/2021
3.		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 20/04/2023