

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

14 Cerberus Drive, Ocean Grove

Indicative selling price

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

Single price \$1,050,000

or range between \$

&

\$

Median sale price

Median price \$973,000

Property type

Residential House

Suburb

Ocean Grove

Period - From

June 2023

to

June 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
99 Empress Blvd, Ocean Grove	\$1,070,000	28/02/2024
12 Rosewood Drive, Ocean Grove	\$1,070,000	04/01/2024
105 Empress Blvd, Ocean Grove	\$1,170,000	10/02/2024

This Statement of Information was prepared on: 12/06/2024