

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

38 Dare Street, Ocean Grove, VIC, 3226

### 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 \$1,500,000 & \$1,600,000

### Median sale price

Median price

\$1,117,500

Property type

House

Suburb

Ocean Grove

Period - From

June 2021

to

June 2022

Source

RP DATA

### 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
1. 40 Dare St, Ocean Grove	\$1,760,000	05/02/2022
2. 37 The Avenue, Ocean Grove	\$1,750,000	29/11/2021
3. 81 Orton St, Ocean Grove	\$1,500,000	07/07/2021

This Statement of Information was prepared on: 21/06/2022