

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 62 Cerberus Drive, Ocean Grove, VIC 3226

Indicative selling price

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

Single price or range between \$925,000 & \$975,000

Median sale price

Median price \$881,000 Property type House Suburb OCEAN GROVE

Period - From 30/05/2021 to 30/11/2021 Source price_finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	14 Tyro Street Ocean Grove Vic 3226	\$965,000	03/11/2021
2	60 Cerberus Drive Ocean Grove Vic 3226	\$950,000	18/10/2021
3	17 Yarrow Street Ocean Grove Vic 3226	\$965,000	06/10/2021

This Statement of Information was prepared on: 30/11/2021