

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

5/81-83 Powell St, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$795,000 & \$810,000

Median sale price

Median price

\$880,000

Property type

Residential unit

Suburb

Ocean Grove

Period - From

January
2023

to

January
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
2/111 Draper St, Ocean Grove	\$880,000	06/02/2023
1/1-3 Callistemon Crt, Ocean Grove	\$885,000	19/05/2023
4/81-83 Powell St, Ocean Grove	\$852,000	30/03/2023

This Statement of Information was prepared on: 11/01/2024