

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

53a Tareeda Way, Ocean Grove

### 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 \$750,000 & \$800,000

### Median sale price

Median price \$870,000 Property type Unit 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. 23 Daintree Way, Ocean Grove    | \$825,000 | 26/05/2022   |
| 2. 2/14 Mowbray Drive, Ocean Grove | \$763,000 | 13/05/2022   |
| 3. 9 Markham Drive, Ocean Grove    | \$750,000 | 12/05/2022   |

This Statement of Information was prepared on: 24/06/2022