

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

3 Sheraton Court, Ocean Grove 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)

range between \$900,000 & \$990,000

### Median sale price

Median price \$880,000 Property type House Suburb Ocean Grove

Period - From Sept 2020 to Sept 2021 Source RP DATA

### Comparable property sales (\*Delete A or B below as applicable)

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. 92 Aldebaran Road, Ocean Grove 3226	\$962,000	22/05/2021
2. 18 Pembroke Road, Ocean Grove 3226	\$1,058,000	06/08/2021
3. 9 Osprey Close, Ocean Grove 3226	\$950,000	17/04/2021

This Statement of Information was prepared on: 10/096/2021