

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

30 Cuthbertson Drive, Ocean Grove

Indicative selling price

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

Single price \$*

or range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$995,000

Property type

Residential house

Suburb

Ocean Grove

Period - From

March 2023

to

March 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
23 Cuthbertson Dr, Ocean Grove	\$1,300,000	08/12/2022
9 Pearl St, Ocean Grove	\$1,305,000	18/11/2022
86 Fraser Cres, Ocean Grove	\$1,235,000	30/10/2023

This Statement of Information was prepared on: 15/03/2024