

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

49 Hocking Dr, Ocean Grove

Indicative selling price

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

Single price \$895,000

or range between \$

&

\$

Median sale price

Median price \$980,000

Property type

Residential House

Suburb

Ocean Grove

Period - From

January
2024

to

January
2025

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
7 Shelburn Way, Ocean Grove	\$955,000	23/07/2024
31 Hocking Dr, Ocean Grove	\$990,000	15/05/2023
3 Evergreen Circuit, Ocean Grove	\$935,000	18/05/2024

This Statement of Information was prepared on: 21/01/2025