

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

5/97 The Terrace, Ocean Grove

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$780,000 & \$820,000

### Median sale price

Median price \$975,000

Property type Residential  
TownHouse

Suburb Ocean Grove

Period - From August 2023

to

September  
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
9/86-90 The Terrace, Ocean Grove	\$755,000	13/11/2023
6/100 The Parade, Ocean Grove	\$745,000	17/04/2024
5/81-83 Powell St, Ocean Grove	\$798,000	20/02/2024

This Statement of Information was prepared on: 18/09/2024