

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 55 Woodlands Drive, Ocean Grove, VIC 3226

### 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 \$1,950,000 & \$2,050,000

### Median sale price

Median price \$950,000 Property type House Suburb OCEAN GROVE

Period - From 10/04/2021 to 10/03/2022 Source price\_finder

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
1		
2		
3		

This Statement of Information was prepared on: 10/03/2022