

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

74 Fraser Crescent, Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,250,000

or range between \$

&

\$

Median sale price

Median price \$990,000

Property type

Residential house

Suburb

Ocean Grove

Period - From

December
2022

to

November
2023

Source

Realestate.com.au

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.

1 .2 Breaker Court, Ocean Grove	\$1,250,000	24.11.23
2. 86 Fraser Crescent, Ocean Grove	\$1,235,000	30.10.23
3. 47 Wyatt Street, Ocean Grove	\$1,150,000	15.12.23

This Statement of Information was prepared on: 21.12.2023

