

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

13 Elva Road, Ocean Grove 3226

Indicative selling price

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

Single price \$980,000

or range between

&

Median sale price

Median price \$1,100,000

Property type House

Suburb Ocean Grove

Period - From May 2021

to

May 2022

Source RP DATA

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.

Address of comparable property	Price	Date of sale
1. 15 Dubourg Court, Ocean Grove	\$1,290,000	09/03/2022
2. 222 Shell Road, Ocean Grove	\$1,010,000	01/03/2022
3. 12 Jabiru Close, Ocean Grove	\$1,075,000	08/02/2022

This Statement of Information was prepared on: 23/05/2022