

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

41 Curzon Drive, Ocean Grove

Indicative selling price

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

Single price \$* or range between \$880,000 & \$940,000

Median sale price

Median price \$1,150,000 Property type House Suburb Ocean Grove

Period - From June 2022 to June 2023 Source RP DATA

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
1. 49 Curzon Dr, Ocean Grove	\$975,000	25/01/2023
2. 21 Trade St, Ocean Grove	\$990,000	10/01/2023
3. 10 Millwood Place, Ocean Grove	\$975,000	23/12/2022

This Statement of Information was prepared on: 19/06/2023