

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

16 Dolphin Court, Ocean Grove

## Indicative selling price

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

Single price

\$\*

or range between

\$1,185,000

&

\$1,285,000

## Median sale price

Median price

\$1,185,000

Property type

Residential house

Suburb

Ocean Grove

Period - From

Oct 2021

to

Oct 2022

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.	57 Halibut Ave, Ocean Grove	\$1,280,000	25/5/2022
2.	10 Minerva Close, Ocean Grove	\$1,260,000	21/9/2022
3.	14 Presidents Ave, Ocean Grove	\$1,265,000	5/9/2022

This Statement of Information was prepared on: 11/10/2022