

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

28 Cerberus Drive, Ocean Grove

## 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 \$800,000 & \$860,000

## Median sale price

Median price \$1,081,000 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. 7 Trader St, Ocean Grove	\$900,000	01/12/2022
2. 48 Omega Dr, Ocean Grove	\$870,000	18/11/2022
3. 40 Witchetty Dr, Ocean Grove	\$940,000	26/11/2022

This Statement of Information was prepared on: 03/07/2023

