

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

59 Lake Avenue, Ocean Grove

Indicative selling price

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

Single price \$1,200,000

or range between

&

Median sale price

Median price \$1,081,000

Property type House

Suburb Ocean Grove

Period - From October 2022

to

October 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. 10 Beaver St, Ocean Grove	\$1,545,000	06/02/2023
2. 50 Draper St, Ocean Grove	\$1,450,000	02/02/2023
3. 38 Dare St, Ocean Grove	\$1,540,000	21/07/2022

This Statement of Information was prepared on: 24/10/2023