

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

8 Emperor Drive, Ocean Grove

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$1,800,000

or range between \$

&

\$

## Median sale price

Median price \$995,000

Property type

Residential house

Suburb

Ocean Grove

Period - From April 2023

to

April 2024

Source

Realestate.com.au

## 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
22 Emperor Dr, Ocean Grove	\$2,060,000	03/11/2022
11 Rainbow Crt, Ocean Grove	\$2,000,000	20/01/2023
19 Ocean Throughway, Ocean Grove	\$1,900,000	29/10/2022

This Statement of Information was prepared on: 11/04/2024