

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

3 Chelsea Ave, Ocean Grove

Indicative selling price

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

Single price \$* or range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,180,000 Property type House Suburb Ocean Grove

Period - From December 2021 to December 2022 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. 16 Dolphin Crt, Ocean Grove	\$1,265,000	23/11/2022
2. 8 Thacker St, Ocean Grove	\$1,350,000	22/10/2022
3. 19 Seagull Place, Ocean Grove	\$1,370,000	18/10/2022

This Statement of Information was prepared on: 15/12/2022