

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4 Windsor Crt, 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 \$\* or range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,150,000 Property type House Suburb Ocean Grove

Period - From February 2022 to January 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. 15 Madeley Street, Ocean Grove	\$1,100,000	5/01/2023
2. 19 Blackwell Street, Ocean Grove	\$1,150,000	20/10/2022
3. 33 Bramwell St, Ocean Grove	\$1,190,000	20/10/2022

This Statement of Information was prepared on: 23/02/2023