

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

48 Somerdale Ave, 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 \$1,180,000 & \$1,200,000

### Median sale price

Median price \$975,000 Property type Residential House Suburb Ocean Grove

Period - From August 2023 to August 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
6 Dolphin Crt, Ocean Grove	\$1,240,000	13/03/2024
46 Halibut Ave, Ocean Grove	\$1,200,000	14/02/2024
3 Mullaway Crt, Ocean Grove	\$1,200,000	06/09/2023

This Statement of Information was prepared on: 07/08/2024