

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

12 Rosella Court, Ocean Grove

Indicative selling price

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

Single price \$* or range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,185,000 Property type House Suburb Ocean Grove

Period - From October 2021 to October 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. 67 Draper St, Ocean Grove	\$1,330,000	06/09/2022
2. 14 Presidents Ave, Ocean Grove	\$1,265,000	05/09/2022
3. 10 Dubourg Crt, Ocean Grove	\$1,240,000	05/09/2022

This Statement of Information was prepared on: 04/10/2022