

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

12 Ashwood Close, Ocean Grove

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$840,000

&

\$880,000

### Median sale price

Median price

\$973,000

Property type

Residential house

Suburb

Ocean Grove

Period - From

April 2023

to

March 2024

Source

Realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

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.

1.	30 Cheviot Terrace, Ocean Grove	\$861,000	8.02.2024
2.	89 Tareeda Way, Ocean Grove	\$850,000	25.08.2023
3.	4 Sunset Strip, Ocean Grove	\$850,000	30.03.2023

This Statement of Information was prepared on: 04.04.2024