

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

16 SOMERDALE AVENUE, OCEAN GROVE, VIC 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$850,000 to \$930,000

### Median sale price

Median price

\$1,150,000

Property type

House

Suburb

OCEAN GROVE

Period

01 January 2022 to 31 December 2022

Source

 pricefinder

### Comparable property sales

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

21 PEMBROKE RD, OCEAN GROVE, VIC 3226	*\$850,000	02/02/2023
220 SHELL RD, OCEAN GROVE, VIC 3226	\$900,000	26/09/2022
27 SOMERDALE AVE, OCEAN GROVE, VIC 3226	*\$850,000	22/02/2023

This Statement of Information was prepared on:

10/03/2023