

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

3 La Bella St, Ocean Grove

Indicative selling price

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

Single price \$* or range between \$890,000 & \$930,000

Median sale price

Median price \$1,012,250 Property type House Suburb Ocean Grove

Period - From October 2022 to October 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. 8 Brushwood Crt, Ocean Grove	\$950,000	12/05/2023
2. 40 Witchetty Dr, Ocean Grove	\$940,000	02/12/2022
3. 17 Duneview Dr, Ocean Grove	\$940,000	17/10/2022

This Statement of Information was prepared on: 31/10/2023