

Statement of Information

Single residential property located outside the Melbourne metropolitan area

fered fo	r sal	е								
Address suburb or postcode	70 Cerberus Drive, Ocean Grove									
elling p	rice									
g of this p	rice se	ee cons	umer.	vic.gov.au	ս/un	nderquotii	ng (*Delete s	single prid	ce or range as	applicable)
Single price \$990,000			or range between		\$		&	\$		
price										
\$1,050,0	50,000			Property type		Residential house		Suburb	Ocean Grove	
October 2022		to				Source	Realestate.	com.au		
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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
30 Heathwood Way, Ocean Grove	\$1,100,000	24/07/2023
6 Dalkeith Cres, Ocean Grove	\$1,020,000	18/07/2023
4 Rosella Crt, Ocean Grove	\$1,085,000	14/07/2023

This Statement of Information was prepared on:	06/10/2023

