

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

70 Cerberus Drive, Ocean Grove

Indicative selling price

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

Single price \$990,000

or range between \$

&

\$

Median sale price

Median price \$1,050,000

Property type

Residential house

Suburb

Ocean Grove

Period - From

October
2022

to

October
2023

Source

Realestate.com.au

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