

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 920 Cerberus Drive, 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)

Range between

\$740,000

&

\$800,000

### Median sale price

Median price

\$980,000

Property Type

House

Suburb

Ocean Grove

Period - From

01/07/2023

to

30/09/2023

Source

REIV

### 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.

	Address of comparable property	Price	Date of sale
1	59 Cerberus Dr OCEAN GROVE 3226	\$921,000	27/06/2022
2	55 Cerberus Dr OCEAN GROVE 3226	\$900,000	28/06/2022
3	lot 914 Cerberus Dr OCEAN GROVE 3226	\$850,000	13/07/2023

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/11/2023 15:48



**Property Type:**

**Land Size:** 1041 sqm approx

**Agent Comments**

## Comparable Properties



**59 Cerberus Dr OCEAN GROVE 3226 (REI/VG)** Agent Comments



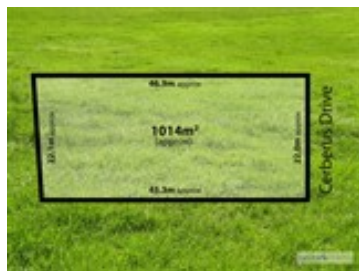
**Price:** \$921,000

**Method:** Private Sale

**Date:** 27/06/2022

**Property Type:** Land (Res)

**Land Size:** 1008 sqm approx



**55 Cerberus Dr OCEAN GROVE 3226 (REI/VG)** Agent Comments



**Price:** \$900,000

**Method:** Private Sale

**Date:** 28/06/2022

**Property Type:** Land

**Land Size:** 1014 sqm approx



**lot 914 Cerberus Dr OCEAN GROVE 3226 (REI)** Agent Comments



**Price:** \$850,000

**Method:** Private Sale

**Date:** 13/07/2023

**Property Type:** Land

**Land Size:** 1010 sqm approx