

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

9 Witchetty 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 \$* or range between \$790,000 & \$840,000

Median sale price

Median price \$1,050,000 Property type Residential house Suburb Ocean Grove

Period - From September 2022 to September 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
3 Tomatin St, Ocean Grove	\$860,000	19/06/2023
46 Omega Dr, Ocean Grove	\$850,000	06/06/2023
33 Witchetty Dr, Ocean Grove	\$850,000	20/05/2023

This Statement of Information was prepared on: 27/09/2023