

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4/148 The Parade, Ocean Grove

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\* or range between \$680,000 & \$740,000

### Median sale price

Median price \$877,500 Property type Unit Suburb Ocean Grove

Period - From December 2021 to December 2022 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. 7/12-14 Hurst St, Ocean Grove	\$704,000	28/01/2022
2. 52 Epworth St, Ocean Grove	\$750,000	01/04/2022
3. 2/118 Bonnyvale Rd, Ocean Grove	\$800,000	29/01/2022

This Statement of Information was prepared on: 07/02/2022