

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

40 Field Street North, Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$990,000

or range between \$

&

\$

Median sale price

Median price \$995,000

Property type *House*

Suburb Ocean Grove

Period - From October 2022

to

October 2023

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. 12 Rosella Crt, Ocean Grove	\$1,025,000	17/11/2022
2. 39 Cuthbertson Dr, Ocean Grove	\$1,000,000	22/11/2022
3. 15 Madeley St, Ocean Grove	\$1,100,000	05/01/2023

This Statement of Information was prepared on: 03/11/2023