

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

21 Canis Cres, Ocean Grove

## Indicative selling price

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

Single price \$990,000

or range between \$

&

\$

## Median sale price

Median price \$995,000

Property type

Residential house

Suburb

Ocean Grove

Period - From

November  
2022

to

November  
2023

Source

Realestate.com.au

## Comparable property sales

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

This Statement of Information was prepared on: 20/11/2023