

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

13 Montague Way, Ocean Grove

Indicative selling price

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

Single price \$*

or range between \$850,000

&

\$890,000

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
4 Trident Crt, Ocean Grove	\$970,000	18/4/2023
44 Penleigh Cres, Ocean Grove	\$985,000	10/07/2023
31 Hocking Drive, Ocean Grove	\$990,000	15/05/2023

This Statement of Information was prepared on: 18/10/2023