

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

44 Cerberus Drive, Ocean Grove, VIC 3226

Indicative selling price

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

Single price

or range between

\$945,000

&

\$995,000

Median sale price

Median price

\$ 881,000

Property type

House

Suburb

OCEAN GROVE

Period - From

29/05/2021

to

29/11/2021

Source

price_finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	60 Cerberus Drive Ocean Grove Vic 3226	\$950,000	18/10/2021
2	14 Tyro Street Ocean Grove Vic 3226	\$965,000	03/11/2021
3	16 Gambier Street Ocean Grove Vic 3226	\$980,000	17/06/2021

This Statement of Information was prepared on:

29/11/2021