

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

7 The Avenue, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$970,000 Property type Residential House Suburb Ocean Grove

Period - From September 2023 to October 2024 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
5 The Avenue, Ocean Grove	\$3,900,000	07/03/2024
119 Dare St, Ocean Grove	\$3,650,000	06/04/2024
2/150 The Terrace, Ocean Grove	\$3,450,000	12/07/2024

This Statement of Information was prepared on: 15/10/2024