

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

15 Bonnyvale Rd, 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 \$\* or range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,162,500 Property type House Suburb Ocean Grove

Period - From March 2022 to March 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. 1/117 Bonnyvale Rd, Ocean Grove	\$950,000	30/01/2023
2. 2/117 Bonnyvale Rd, Ocean Grove	\$1,200,000	10/03/2023
3. 12 Rosella Crt, Ocean Grove	\$1,025,000	17/11/2022

This Statement of Information was prepared on: 24/03/2023