

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

48 Somerdale Ave, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$1,070,000 & \$1,150,000

Median sale price

Median price \$975,000 Property type Residential House Suburb Ocean Grove

Period - From January 2024 to January 2025 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
6 Dolphin Crt, Ocean Grove	\$1,240,000	13/03/2024
46 Halibut Ave, Ocean Grove	\$1,200,000	14/02/2024
3 Mullaway Crt, Ocean Grove	\$1,200,000	06/09/2023

This Statement of Information was prepared on: 22/01/2025