

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

1/89 The Avenue, Ocean Grove

Indicative selling price

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

Single price \$1,750,000

or range between

&

Median sale price

Median price \$975,000

Property type

Residential
Townhouse

Suburb

Ocean Grove

Period - From

October
2023

to

November
2024

Source

Realestate.com.au

Comparable property sales

A These are the two 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 |
|--------------------------------|-------------|--------------|
| 30 Epworth St, Ocean Grove | \$1,850,000 | 24/07/2023 |
| 26B Lelean St, Ocean Grove | \$1,900,000 | 01/12/2023 |

This Statement of Information was prepared on: 12/11/2024