

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

53B Tareeda Way, Ocean Grove

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$680,000 & \$740,000

## Median sale price

Median price \$880,000 Property type Residential unit Suburb Ocean Grove

Period - From July 2022 to July 2023 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
4 Garden St, Ocean Grove	\$730,000	29/06/2023
20 Melanie Pl, Ocean Grove	\$695,000	12/05/2023
4 Curzon Dr, Ocean Grove	\$695,000	18/02/2023

This Statement of Information was prepared on: 18/09/2023