

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

19 Parkside Boulevard Ocean Grove VIC 3226

### 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 \$800,000 & \$860,000

### Median sale price

Median price \$792,500 Property type House Suburb Ocean Grove

Period - From Feb 2020 to Feb 2021 Source Realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

**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. 9 Cerberus Drive, Ocean Grove 3226      | \$835,000 | 0/01/2021    |
| 2. 23 Parkside Boulevard, Ocean Grove 3226 | \$811,000 | 14/12/2020   |
| 3. 16 Warrumbungle Mews, Ocean Grove 3226  | \$840,000 | 10/12/2020   |

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 04.03.2021