

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

24 Roditis Drive, Ocean Grove

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\* or range between \$950,000 & \$995,000

### Median sale price

Median price \$1,175,000 Property type House Suburb Ocean Grove

Period - From January 2022 to January 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. 15 Jabiru Close, Ocean Grove	\$995,000	30/09/2022
2. 49 Asbury Street, Ocean Grove	\$955,000	29/07/2022
3. 39 Cuthbertson Drive, Ocean Grove	\$1,000,000	22/11/2022

This Statement of Information was prepared on: 16/01/2023