## Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale											
Address suburb or postcode	11 Eggleston St, Ocean Grove										
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•		e cons	umer	r.vic.gov	.au/u	nderquoti	ng				
gle price			$\neg$	, T :				&	\$890,000		
price											
\$975,000	0		F	Property	type	Residen	itial House	Suburb	Ocean Grove	е	
February 2024	У	to	Mai	rch 202	5	Source	Realestate.	com.au			
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## 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
3/10 Wyatt St, Ocean Grove	\$855,000	25/08/2024
1/41 Madeley St, Ocean Grove	\$850,000	20/03/2024
29 Epworth St, Ocean Grove	\$830,000	27/08/2024

This Statement of Information was prepared on:	04/03/2025

