

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

12 Kingfish Court, 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 \$1,450,000

or range between \$

&

\$

### Median sale price

Median price \$995,000

Property type Residential house

Suburb Ocean Grove

Period - From April 2023

to

April 2024

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
31 Barramundi Cres, Ocean Grove	\$1,160,000	08/02/2024
16 Trident Crt, Ocean Grove	\$1,170,000	18/10/2023
6 Dolphin Crt, Ocean Grove	\$1,240,000	14/03/2024

This Statement of Information was prepared on: 12/04/2024

