

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

2/18 Bell St, Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$* or range between \$1,025,000 & \$1,125,000

Median sale price

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

Period - From August 2022 to August 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
8 Bell St, Ocean Grove	\$1,370,000	04/11/2022
15/19 Lake Ave, Ocean Grove	\$1,000,000	08/12/2022
1B Orton St, Ocean Grove	\$1,172,000	19/06/2023

This Statement of Information was prepared on: 28/08/2023