

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

2/62 Madeley St, Ocean Grove

### Indicative selling price

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

Single price \$\* or range between \$690,000 & \$740,000

### Median sale price

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

Period - From January 2023 to January 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
53B Tareeda Way, Ocean Grove	\$690,000	24/11/2023
1 / 4 Dolphin Crt, Ocean Grove	\$695,000	07/11/2023
1/32 Kalinga Rd, Ocean Grove	\$705,000	05/09/2023

This Statement of Information was prepared on: 23/01/2024