

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

20 La Bella Street, Ocean Grove

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$850,000 & \$890,000

### Median sale price

Median price \$ Property type Residential house Suburb Ocean Grove

Period - From to Source Realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

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.

1.	49 Curzon Drive, Ocean Grove	\$870,000	11/11/23
2.	11 Holyhead Street, Ocean Grove	\$873,500	3/11/23
3.	91 Empress Blvd, Ocean Grove	\$860,000	1/11/23

This Statement of Information was prepared on: 1.02.2024