

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

27 Sunset Strip, Ocean Grove

Indicative selling price

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

Single price \$ or range between \$880,000 & \$960,000

Median sale price

Median price \$995,000 Property type *House* Suburb Ocean Grove

Period - From November 2022 to November 2023 Source RP DATA

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
1. 24 Roditis Dr, Ocean Grove	\$925,000	24/01/2023
2. 8 Endeavour Drive, Ocean Grove	\$950,000	11/09/2022
3. 10 Cuttle Crt, Ocean Grove	\$970,000	24/09/2023

This Statement of Information was prepared on: 24/11/2023