

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

3/22 Beaver St, 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 \$595,000

or range between \$

&

\$

### Median sale price

Median price \$882,500

Property type Residential house

Suburb

Ocean Grove

Period - From December 2022

to

December 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
2/13 Beaver St, Ocean Grove	\$630,000	20/01/2023
1/51 Presidents Ave, Ocean Grove	\$617,000	25/01/2023
2/35-39 Wiltons Rd, Ocean Grove	\$570,000	23/06/2023

This Statement of Information was prepared on: 05/12/2023