

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

7/43-47 Presidents Ave, 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 \$

or range between \$600,000

&

\$650,000

### Median sale price

Median price

\$852,000

Property type

Residential Unit

Suburb

Ocean Grove

Period - From

March 2023

to

March 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
3/148 The Parade, Ocean Grove	\$607,500	17/01/2024
4/148 The Parade, Ocean Grove	\$620,000	24/03/2023
1 / 4 Dolphin Crt, Ocean Grove	\$695,000	07/11/2023

This Statement of Information was prepared on: 06/03/2024