

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

7 Empress Blvd, Ocean Grove

Indicative selling price

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

Single price \$* or range between \$820,000 & \$880,000

Median sale price

Median price \$1,050,000 Property type Residential house Suburb Ocean Grove

Period - From September 2022 to September 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 |
|--------------------------------|-----------|--------------|
| 3 Launceston St, Ocean Grove | \$840,000 | 31/07/2023 |
| 28 Cerberus Dr, Ocean Grove | \$825,000 | 02/08/2023 |
| 1 Lady Earl Cres, Ocean Grove | \$840,000 | 19/07/2023 |

This Statement of Information was prepared on: 21/09/2023