Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	23 Ashwood Close, Ocean Grove, VIC 3226

Indicative selling price

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

Single price		or range between	$869,000	&	$889,000

Median sale price

Median price	$ 1,135,000	Property type	House	Suburb	OCEAN GROVE
Period - From	31/03/2022	to	30/03/2023	Source	core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	15 Tomatin Street Ocean Grove Vic 3226	$899,999	2022-06-22
2	10 Wattleside Drive Ocean Grove Vic 3226	$840,000	2023-03-17
3	17 Duneview Drive Ocean Grove Vic 3226	$940,000	2022-10-12

This Statement of Information was prepared on: 31/03/2023

CONSUMER AFFAIRS VICTORIA