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 or locality and postcode	97 Cerberus Drive, Ocean Grove VIC 3226

Indicative selling price

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

Single price	$550,000	or range between	$	&	$

Median sale price

Median price	$707,000	Property type	*House*	Suburb	Ocean Grove
Period - From	01/03/2020	to	30/03/2020	Source	REIV

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 7th October 2020