

## 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

97 OAKDEAN BOULEVARD OCEAN GROVE VIC 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

House

Suburb

Ocean Grove

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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

6 SPECULANT STREET OCEAN GROVE VIC 3226	\$1,215,000	19-Feb-23
35 WITCHETTY DRIVE OCEAN GROVE VIC 3226	\$1,250,000	06-Mar-23
42 ALDERBROOK DRIVE OCEAN GROVE VIC 3226	\$1,200,000	28-Feb-23

OR

**B\*** ~~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: 30 March 2023


**6 SPECULANT STREET OCEAN GROVE VIC 3226**

 4
  2
  3

Sold Price

**\$1,215,000**

Sold Date

**19-Feb-23**

Distance

**1.02km**

**35 WITCHETTY DRIVE OCEAN GROVE VIC 3226**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$1,250,000**

Sold Date

**06-Mar-23**

Distance

**1.88km**

**42 ALDERBROOK DRIVE OCEAN GROVE VIC 3226**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$1,200,000**

Sold Date

**28-Feb-23**

Distance

**0.7km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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