

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

10 EVERGREEN CIRCUIT OCEAN GROVE VIC 3226

Indicative selling price

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

Single Price

or range
between

\$775,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Ocean Grove

Period-from

01 Aug 2022

to

31 Jul 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

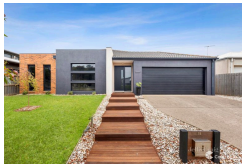
Date of sale

11 INGLEWOOD LANE OCEAN GROVE VIC 3226	\$820,000	25-May-23
19 ASHWOOD CLOSE OCEAN GROVE VIC 3226	\$835,000	13-May-23
28 CERBERUS DRIVE OCEAN GROVE VIC 3226	\$825,000	07-Aug-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: 28 August 2023


11 INGLEWOOD LANE OCEAN GROVE VIC 3226

 3
  2
  2

Sold Price **\$820,000** Sold Date **25-May-23**

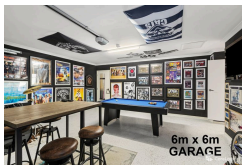
Distance **0.33km**


19 ASHWOOD CLOSE OCEAN GROVE VIC 3226

 3
  2
  2

Sold Price **\$835,000** Sold Date **13-May-23**

Distance **0.53km**


28 CERBERUS DRIVE OCEAN GROVE VIC 3226

 3
  2
  2

Sold Price ^{RS} **\$825,000** Sold Date **07-Aug-23**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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