

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

22 Arlington Crescent 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

\$665,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$704,000

Property type

House

Suburb

Ocean Grove

Period-from

01 Jun 2019

to

31 May 2020

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

17 Miriam Court Ocean Grove VIC 3226	\$675,000	01-Mar-19
77 John Dory Drive Ocean Grove VIC 3226	\$697,333	05-Dec-19
24 Barramundi Crescent Ocean Grove VIC 3226	\$700,000	21-May-19

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: 29 June 2020



17 Miriam Court Ocean Grove VIC 3226

 4
  2
  2

Sold Price

\$675,000

Sold Date

01-Mar-19

Distance

0.09km


77 John Dory Drive Ocean Grove VIC 3226

 4
  2
  2

Sold Price

\$697,333

Sold Date

05-Dec-19

Distance

0.23km


24 Barramundi Crescent Ocean Grove VIC 3226

 4
  3
  2

Sold Price

\$700,000

Sold Date

21-May-19

Distance

0.7km
RS = Recent sale

UN = Undisclosed Sale

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