

# 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

92 ALDEBARAN ROAD, 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 \$ or range between \$960,000 & \$1,050,000

### Median sale price

Median price \$1,200,000 Property type House Suburb Ocean Grove

Period - From OCTOBER 2022 to DECEMBER 2022 Source REIV

### 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
1. 57 MARLIN DRIVE, OCEAN GROVE VIC 3226	\$1,100,000	04/05/2022
2. 13 NORTHCOTE DRIVE, OCEAN GROVE VIC 3226	\$1,075,000	28/04/2022
3. 114 ALDEBARAN ROAD, OCEAN GROVE VIC 3226	\$1,075,000	15/02/2022

**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: 03/03/2023