STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



71 SHELL ROAD, OCEAN GROVE, VIC 3226 3 🕒 1 😓 2







Indicative Selling Price

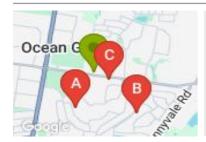
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$700,000 to \$770,000

Provided by: Dan Bennett, Pavilion Property

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$950,000

01 October 2023 to 30 September 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



2 ABALONE CRT, OCEAN GROVE, VIC 3226







Sale Price

\$700,000

Sale Date: 13/06/2024

Distance from Property: 575m





41-43 SUNSET STRP, OCEAN GROVE, VIC 3226 🕮 3 🕒 1







Sale Price

\$755,000

Sale Date: 08/07/2024

Distance from Property: 803m





118 SHELL RD, OCEAN GROVE, VIC 3226









Sale Price

*\$704.999

Sale Date: 11/10/2024

Distance from Property: 214m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

71 SHELL ROAD, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range: \$700,000 to \$770,000

Median sale price

Median price	\$950,000	Property type	House		Suburb	OCEAN GROVE
Period	01 October 2023 to 30 September 2024		Source	pricefinder		

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2 ABALONE CRT, OCEAN GROVE, VIC 3226	\$700,000	13/06/2024
41-43 SUNSET STRP, OCEAN GROVE, VIC 3226	\$755,000	08/07/2024
118 SHELL RD, OCEAN GROVE, VIC 3226	*\$704,999	11/10/2024

This Statement of Information was prepared on:

06/11/2024

