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	45-49 Goandra Drive, Ocean Grove Vic 3226
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$1,600,000	&	\$1,725,000
---------------------------	---	-------------

Median sale price

Median price	\$970,000	Pro	perty Type	House]	Suburb	Ocean Grove
Period - From	16/12/2023	to	15/12/2024	So	ource	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	41-43 Goandra Dr OCEAN GROVE 3226	\$1,800,000	14/10/2024
2	26-28 Goandra Dr OCEAN GROVE 3226	\$3,400,000	29/04/2024
3	31-35 Goandra Dr OCEAN GROVE 3226	\$2,600,000	09/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	16/12/2024 11:36











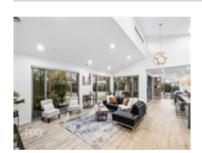


Property Type: House (Res) **Land Size:** 2472 sqm approx

Agent Comments

Indicative Selling Price \$1,600,000 - \$1,725,000 Median House Price 16/12/2023 - 15/12/2024: \$970,000

Comparable Properties



41-43 Goandra Dr OCEAN GROVE 3226 (REI)

-

4





6

Price: \$1,800,000

Method: Private Sale

Date: 14/10/2024

Property Type: House

Land Size: 2224 sqm approx

Agent Comments



26-28 Goandra Dr OCEAN GROVE 3226 (REI)

•

4







•

Agent Comments

Price: \$3,400,000 Method: Private Sale Date: 29/04/2024 Property Type: House Land Size: 3279 sqm approx



31-35 Goandra Dr OCEAN GROVE 3226 (REI)

•

1



G

1 6

Price: \$2,600,000 Method: Private Sale Date: 09/04/2024 Property Type: House Land Size: 2356 sqm approx Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.