

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 Property Type House Suburb Ocean Grove

Period - From 16/12/2023 to 15/12/2024 Source 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	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 comparable properties 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)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 14/10/2024
Property Type: House
Land Size: 2224 sqm approx



26-28 Goandra Dr OCEAN GROVE 3226 (REI)

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)

Agent Comments



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

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