

# 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 46 Shorebreak Way, 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,365,000 & \$1,500,000

### Median sale price

Median price \$975,000 Property Type House Suburb Ocean Grove

Period - From 01/10/2023 to 30/09/2024 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	35 Shorebreak Way OCEAN GROVE 3226	\$1,500,000	08/04/2024
2	4 Shorebreak Way OCEAN GROVE 3226	\$1,500,000	30/10/2023
3	13 Ripview Dr OCEAN GROVE 3226	\$1,425,000	31/07/2023

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: 14/01/2025 11:04