

## 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 and  
postcode

34 Cheviot Terrace 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

\$765,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Ocean Grove

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

### 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

10 Bronzewing Street Ocean Grove VIC 3226	\$780,000	05-Oct-20
34 Cerberus Drive Ocean Grove VIC 3226	\$760,000	29-Jul-20
1 Awaroa Street Ocean Grove VIC 3226	\$850,000	13-Jul-20

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: 29 October 2020



## 10 Bronzewing Street Ocean Grove VIC 3226

Sold Price

RS

**\$780,000**

Sold Date

**05-Oct-20**



4



2



2

Distance

**0.55km**



### SAFETY AT OUR OPEN FOR INSPECTIONS

Due to COVID-19 the following conditions apply:

Photo identification must be provided

Only 10 people (plus agent) to inspect the

home at one time

1.5m social distancing rules apply

Hand sanitiser provided and must be

utilised before inspection

Thank you for your cooperation



## 34 Cerberus Drive Ocean Grove VIC 3226

Sold Price

**\$760,000**

Sold Date

**29-Jul-20**



4



2



2

Distance

**0.69km**



## 1 Awaroa Street Ocean Grove VIC 3226

Sold Price

**\$850,000**

Sold Date

**13-Jul-20**



4



2



3

Distance

**0.77km**

RS = Recent sale

UN = Undisclosed Sale

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