

# 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 or  
locality and postcode

13 Duneview Drive, Ocean Grove VIC 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) or range as applicable)

Single price \$\* or range between \$885,000 & \$955,000

### Median sale price

Median price \$733,000 Property type House Suburb Ocean Grove

Period - From 01/06/2020 to 30/09/2020 Source REIV

### Comparable property

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. 9 Trident Court, Ocean Grove	\$865,000	Nov 2020
2. 37 Inglewood Lane, Ocean Grove	\$955,000	July 2020
3. 4 Shorebreak Way, Ocean Grove	\$940,000	Nov 2019

This Statement of Information was prepared on: 27<sup>th</sup> November 2020