

## 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 26 Seawind Place, 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)

Single price  or range between \$800,000 & \$880,000

### Median sale price

Median price \$860,000 Property type House Suburb OCEAN GROVE

Period - From 23/03/2021 to 23/09/2021 Source price\_finder

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	7 Mowbray Drive Ocean Grove Vic 3226	\$820,000	12/07/2021
2	3 Walyunga Mews Ocean Grove Vic 3226	\$880,000	18/06/2021
3	24 Witchetty Drive Ocean Grove Vic 3226	\$830,000	05/06/2021

This Statement of Information was prepared on: 23/09/2021