

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

38 Marlin Drive, Ocean Grove, VIC 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$ 875,000

Property type

House

Suburb

OCEAN GROVE

Period - From

22/04/2021

to

19/10/2021

Source

price_finder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

	Address of comparable property	Price	Date of sale
1	125 Aldebaran Road Ocean Grove Vic 3226	\$1,100,000	28/05/2021
2	3 Sheraton Court, Ocean Grove VIC 3226	\$1,055,000	20/09/2021
3	18 Pembroke Road, Ocean Grove VIC 3226	\$1,058,000	06/08/2021

This Statement of Information was prepared on: 19/10/2021