

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

1/14 CURZON DRIVE OCEAN GROVE VIC 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$745,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Ocean Grove

Period-from

01 May 2021

to

30 Apr 2022

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

35 HOLBURN RISE OCEAN GROVE VIC 3226	\$820,000	24-Sep-21
2/25 HOLBURN RISE OCEAN GROVE VIC 3226	\$825,000	21-Dec-21
7 MOWBRAY DRIVE OCEAN GROVE VIC 3226	\$820,000	12-Jul-21

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: 04 May 2022



**35 HOLBURN RISE OCEAN GROVE
VIC 3226**

 3  2  1

Sold Price

\$820,000

Sold Date

24-Sep-21

Distance

0.31km



**2/25 HOLBURN RISE OCEAN
GROVE VIC 3226**

 3  2  6

Sold Price

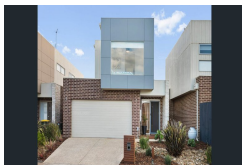
\$825,000

Sold Date

21-Dec-21

Distance

0.33km



**7 MOWBRAY DRIVE OCEAN
GROVE VIC 3226**

 3  2  2

Sold Price

\$820,000

Sold Date

12-Jul-21

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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