

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

176 SHELL ROAD, 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 \$850,000 & \$935,000

Median sale price

Median price \$1,050,000 Property type House Suburb OCEAN GROVE

Period - From APRIL 2023 to JUNE 2023 Source REIV

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 |
|---|-----------|--------------|
| 1. 15 BONNYVALE ROAD, OCEAN GROVE VIC 3226 | \$990,000 | 05/06/2023 |
| 2. 41 ENDEAVOUR DRIVE, OCEAN GROVE VIC 3226 | \$974,000 | 27/01/2023 |
| 3. 7 NORTHCOTE ROAD, OCEAN GROVE VIC 3226 | \$900,000 | 07/10/2023 |

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: 14/08/2023