

## 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

7 Achenar Court 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Ocean Grove

Period-from

01 Oct 2019

to

30 Sep 2020

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

75 Ocean Throughway Ocean Grove VIC 3226	\$880,000	20-May-20
7 Bowra Court Ocean Grove VIC 3226	\$917,500	22-Oct-20
26 Arcturus Road Ocean Grove VIC 3226	\$915,000	26-Jun-20

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: 28 October 2020



**SAFETY AT OUR  
OPEN FOR INSPECTIONS**  
Due to COVID-19 the following conditions apply:  
Photo identification must be provided  
Only 10 people (plus agent) to inspect the  
home at one time  
1.5m social distancing rules apply  
Hand sanitiser provided and must be  
utilised before inspection  
Thank you for your cooperation

**75 Ocean Throughway Ocean  
Grove VIC 3226**

3 1 2

Sold Price

**\$880,000**

Sold Date **20-May-20**

Distance **0.23km**



**7 Bowra Court Ocean Grove VIC  
3226**

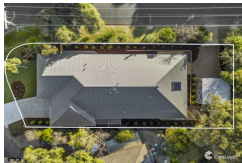
4 2 3

Sold Price

<sup>RS</sup> **\$917,500** <sup>UN</sup>

Sold Date **22-Oct-20**

Distance **0.38km**



**26 Arcturus Road Ocean Grove VIC  
3226**

4 2 4

Sold Price

**\$915,000**

Sold Date **26-Jun-20**

Distance **0.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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