

# 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

26-28 Goandra Drive, 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 \$3,500,000 & \$3,800,000

### Median sale price

Median price

\$990,000

Property type

House

Suburb

Ocean Grove

Period - From

Oct 2023

to

December 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. 16 Hillson Grove, Ocean Grove Vic 3226	\$4,450,000	07/09/2022
2. 18-19 Alfred Court, Ocean Grove Vic 3226	\$3,600,000	15/09/2022
3. 27 Alfred Court, Ocean Grove	\$3,500,000	05/06/2022

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:

18/03/2024