

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

20 Rosewood 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

\$520,000

&

\$545,000

Median sale price

Median price

\$

Property type

Other

Suburb

OCEAN GROVE

Period - From

26/04/2021

to

26/04/2022

Source

price_finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 13 Tomatin Street Ocean Grove Vic 3226	\$530,000	26/07/2021
2 52 Duneview Drive Ocean Grove Vic 3226	\$545,000	17/07/2021
3 85 Oakdean Boulevard Ocean Grove Vic 3226	\$540,000	04/02/2022

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF(2)(b) of the Estate Agents Act 1980

This Statement of Information was prepared on:

26/04/2022

