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

3B SEA BREEZE COURT 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 betweer		\$1,550,000	&	\$1,650,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$970,000	Prop	erty type	House		Suburb	Ocean Grove		
Period-from	01 Oct 2023	to	30 Sep 20)24	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	
132B THE PARADE OCEAN GROVE VIC 3226	\$1,860,000	06-Aug-24	
125B OCEAN THROUGHWAY OCEAN GROVE VIC 3226	\$1,580,000	18-Sep-24	
11 SANDPIPER COURT OCEAN GROVE VIC 3226	\$1,575,000	27-Feb-24	

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: 22 October 2024

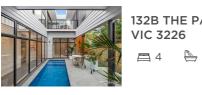


consumer.vic.gov.au

CoreLogic

Lachlan Preiato

- P 03 5254 3100
- M 0498 765 914
- E bhsales@bellarineproperty.com.au



132B THE PARADE OCEAN GROVE VIC 3226			Sold Price	^{RS} \$1,860,000	Sold Date	06-Aug-24
昌 4	2	ç⇒ 2			Distance	0.64km



□ 4 ● 2 ○ 2		Distance 0.91km	
125B OCEAN THROUGHWAY OCEAN GROVE VIC 3226	Sold Price	^{RS} \$1,580,000 Sold Date 18-Sep-24	



	OPIPER (VIC 322	COURT OCEAN 26	Sold Pr	ice	\$1,575,000	Sold Date	27-Feb-24
	2					Distance	1.56km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.