

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

63 Ocean Grand Drive, Ocean Grove Vic 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$965,000

Property Type

House

Suburb

Ocean Grove

Period - From

01/07/2021

to

30/09/2021

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	3 Walyunga Mews OCEAN GROVE 3226	\$880,000	24/06/2021
2	16 Warrumbungle CI OCEAN GROVE 3226	\$840,000	10/12/2020
3	83 Oakdean Blvd OCEAN GROVE 3226	\$825,000	23/04/2021

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:

01/11/2021 10:15



3
 2
 2

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 458 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

September quarter 2021: \$965,000

Comparable Properties



3 Walyunga Mews OCEAN GROVE 3226 (REI/VG)

Agent Comments

4
 2
 2

Price: \$880,000

Method: Private Sale

Date: 24/06/2021

Property Type: House

Land Size: 584 sqm approx



16 Warrumbungle CI OCEAN GROVE 3226 (REI/VG)

Agent Comments

4
 2
 2

Price: \$840,000

Method: Private Sale

Date: 10/12/2020

Property Type: House

Land Size: 592 sqm approx



83 Oakdean Blvd OCEAN GROVE 3226 (REI/VG)

Agent Comments

3
 2
 2

Price: \$825,000

Method: Private Sale

Date: 23/04/2021

Property Type: House

Land Size: 461 sqm approx

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