

# 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

24 Kalinga Road, Ocean Grove Vic 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$1,295,000 & \$1,395,000

### Median sale price

Median price

\$980,000

Property type

House

Suburb

Ocean Grove

Period - From

April 2024

to

June 2024

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. 9 Kalinga Road, Ocean Grove Vic 3226	\$1,635,000	01/12/2023
2. 61 Lake Avenue, Ocean Grove Vic 3226	\$1,625,000	01/02/2024
3. 10 Beaver Street, Ocean Grove Vic 3226	\$1,545,000	06/02/2023

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: 15/07/2024