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

127 Oakdean Boulevard, Ocean Grove Vic 3226

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,550,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$975,000	Pro	operty Type	Hou	ise		Suburb	Ocean Grove
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	113 Cerberus Dr OCEAN GROVE 3226	\$1,680,000	30/05/2024
2	35 Shorebreak Way OCEAN GROVE 3226	\$1,500,000	08/04/2024
3	11 Bungara Ct OCEAN GROVE 3226	\$1,590,000	01/02/2024

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:

18/11/2024 12:39



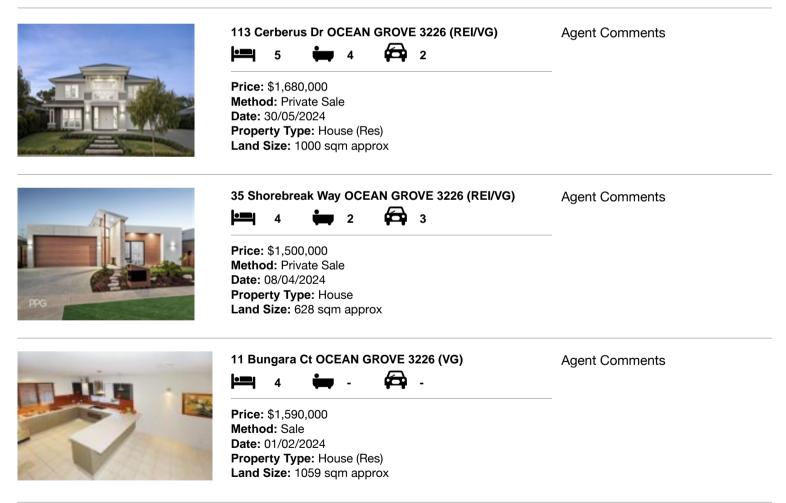






Property Type: House **Land Size:** 595 sqm approx Agent Comments Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price Year ending September 2024: \$975,000

Comparable Properties



Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326



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