



STATEMENT OF INFORMATION

37 CURZON DRIVE, OCEAN GROVE, VIC 3226

PREPARED BY GRAHAM SCANLON, FRUIT PROPERTY GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



37 CURZON DRIVE, OCEAN GROVE, VIC

 4  2  2

Indicative Selling Price

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

Price Range: 530,000 to 550,000

Provided by: Graham Scanlon, Fruit Property Geelong

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$590,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



24 SEAWIND PL, OCEAN GROVE, VIC 3226

 4  2  2

Sale Price

***\$540,000**

Sale Date: 14/09/2017

Distance from Property: 712m



15 HEATHWOOD WAY, OCEAN GROVE, VIC

 4  2  2

Sale Price

\$560,000

Sale Date: 26/07/2017

Distance from Property: 718m



5 SHELburn WAY, OCEAN GROVE, VIC 3226

 4  2  2

Sale Price

\$560,000

Sale Date: 19/06/2017

Distance from Property: 539m



This report has been compiled on 26/10/2017 by Fruit Property Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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8 HOLBURN RISE, OCEAN GROVE, VIC 3226

 4  2  2

Sale Price

\$590,000

Sale Date: 30/05/2017

Distance from Property: 534m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

37 CURZON DRIVE, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range:

530,000 to 550,000

Median sale price

Median price

\$590,000

House

X

Unit

Suburb

OCEAN GROVE

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
24 SEAWIND PL, OCEAN GROVE, VIC 3226	*\$540,000	14/09/2017
15 HEATHWOOD WAY, OCEAN GROVE, VIC 3226	\$560,000	26/07/2017
5 SHELURN WAY, OCEAN GROVE, VIC 3226	\$560,000	19/06/2017
8 HOLBURN RISE, OCEAN GROVE, VIC 3226	\$590,000	30/05/2017