

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 BLUE MALLEE DRIVE, OCEAN GROVE, 4 2 2

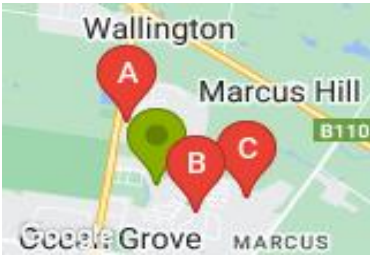
Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)

Price Range: **\$1,200,000 to \$1,300,000**

Provided by: Dan Bennett, Pavilion Property

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

**\$1,025,000**

01 February 2024 to 30 April 2024

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.



35 WITCHETTY DR, OCEAN GROVE, VIC 3226 4 2 2

Sale Price

**\$1,250,000**

Sale Date: 01/03/2023

Distance from Property: 986m



42 ALDERBROOK DR, OCEAN GROVE, VIC 3226 4 2 2

Sale Price

**\$1,200,000**

Sale Date: 21/02/2023

Distance from Property: 621m



97 OAKDEAN BVD, OCEAN GROVE, VIC 3226 4 2 2

Sale Price

**\$1,300,000**

Sale Date: 13/04/2023

Distance from Property: 1.2km

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

Property offered for sale

Address  
Including suburb and  
postcode

24 BLUE MALLEE DRIVE, 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)

Price Range:

\$1,200,000 to \$1,300,000

Median sale price

Median price

\$1,025,000

Property type

House


Suburb

OCEAN GROVE

Period

01 February 2024 to 30 April 2024

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
35 WITCHETTY DR, OCEAN GROVE, VIC 3226	\$1,250,000	01/03/2023
42 ALDERBROOK DR, OCEAN GROVE, VIC 3226	\$1,200,000	21/02/2023
97 OAKDEAN BVD, OCEAN GROVE, VIC 3226	\$1,300,000	13/04/2023

This Statement of Information was prepared on:

28/05/2024