Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

98-100 John Dory Drive, Ocean Grove Vic 3226

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$980,000	Pro	operty Type	Hous	se		Suburb	Ocean Grove
Period - From	01/07/2023	to	30/06/2024		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	28 Seawind PI OCEAN GROVE 3226	\$960,000	22/05/2024
2	43 Wyatt St OCEAN GROVE 3226	\$1,040,000	01/05/2024
3	21 Aquilae St OCEAN GROVE 3226	\$940,000	27/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

27/08/2024 12:57









Property Type: House (Res) **Land Size:** 618 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending June 2024: \$980,000

Comparable Properties



28 Seawind PI OCEAN GROVE 3226 (REI)



Price: \$960,000 Method: Private Sale Date: 22/05/2024 Property Type: House Land Size: 634 sqm approx

Agent Comments

Agent Comments





Price: \$1,040,000 Method: Private Sale Date: 01/05/2024 Property Type: House Land Size: 834 sqm approx

21 Aquilae St OCEAN GROVE 3226 (REI/VG)



æ.

Agent Comments



Price: \$940,000 Method: Private Sale Date: 27/02/2024 Property Type: House Land Size: 585 sqm approx

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



propertydata

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