

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 consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$980,000 Property Type House Suburb Ocean Grove

Period - From 01/07/2023 to 30/06/2024 Source 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.

	Address 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



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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)

Agent Comments

4 3 2

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



43 Wyatt St OCEAN GROVE 3226 (REI/VG)

Agent Comments

3 2 2

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)

Agent Comments

3 1 2

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