

# 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 and  
postcode

38 Arlington Crescent, Ocean Grove, VIC 3226

### Indicative selling price

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

Single price

or range between

\$1,125,000

&

\$1,225,000

### Median sale price

Median price

\$ 1,105,000

Property type

House

Suburb

OCEAN GROVE

Period - From

09/08/2021

to

09/08/2022

Source

price\_finder

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	43 Shell Road Ocean Grove Vic 3226	\$1,185,000	23/12/2021
2	35 Cuthbertson Drive Ocean Grove Vic 3226	\$1,180,000	19/03/2022
3	17 Aquilae Street Ocean Grove Vic 3226	\$1,210,000	12/10/2021

This Statement of Information was prepared on:

09/08/2022

