

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 or
locality and postcode

29 Hocking Drive, Ocean Grove Vic 3226

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$970,000 Property Type House Suburb Ocean Grove

Period - From 01/01/2024 to 31/12/2024 Source REIV

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

A* 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
1	3 Alderbrook Dr OCEAN GROVE 3226	\$1,250,000	09/07/2024
2	58 Evergreen Cirt OCEAN GROVE 3226	\$1,160,000	20/11/2023
3	41 Shorebreak Way OCEAN GROVE 3226	\$1,150,000	09/11/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/01/2025 11:23



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Property Type: House
Land Size: 576 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 Year ending December 2024: \$970,000

Comparable Properties



3 Alderbrook Dr OCEAN GROVE 3226 (REI/VG)

Agent Comments

5 5 4

Price: \$1,250,000
Method: Private Sale
Date: 09/07/2024
Property Type: House
Land Size: 601 sqm approx



58 Evergreen Cirt OCEAN GROVE 3226 (REI/VG)

Agent Comments

4 4 2

Price: \$1,160,000
Method: Private Sale
Date: 20/11/2023
Property Type: House
Land Size: 570 sqm approx



41 Shorebreak Way OCEAN GROVE 3226 (REI/VG)

Agent Comments

5 3 2

Price: \$1,150,000
Method: Private Sale
Date: 09/11/2023
Property Type: House
Land Size: 559 sqm approx

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