## 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	29 Hocking Drive, Ocean Grove Vic 3226
Including suburb or	
locality and postcode	

### Indicative selling price

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

Range between \$1,150,000 & \$1,250,000	Range between	\$1,150,000	&	\$1,250,000
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### Median sale price

Median price	\$970,000	Pro	perty 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

Add	dress 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 comparableproperties 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









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)



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



58 Evergreen Cirt OCEAN GROVE 3226 (REI/VG)





**Agent Comments** 

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** 



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

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





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