Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	18 BONNYVALE ROAD OCEAN GROVE VIC 3226
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$1,375,000	&	\$1,495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$493,000	Prop	erty type	Land	Suburb	Ocean Grove
Period-from	01 Jan 2024	to	31 Dec 20)24 Sou	ırce	Corelogic

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.

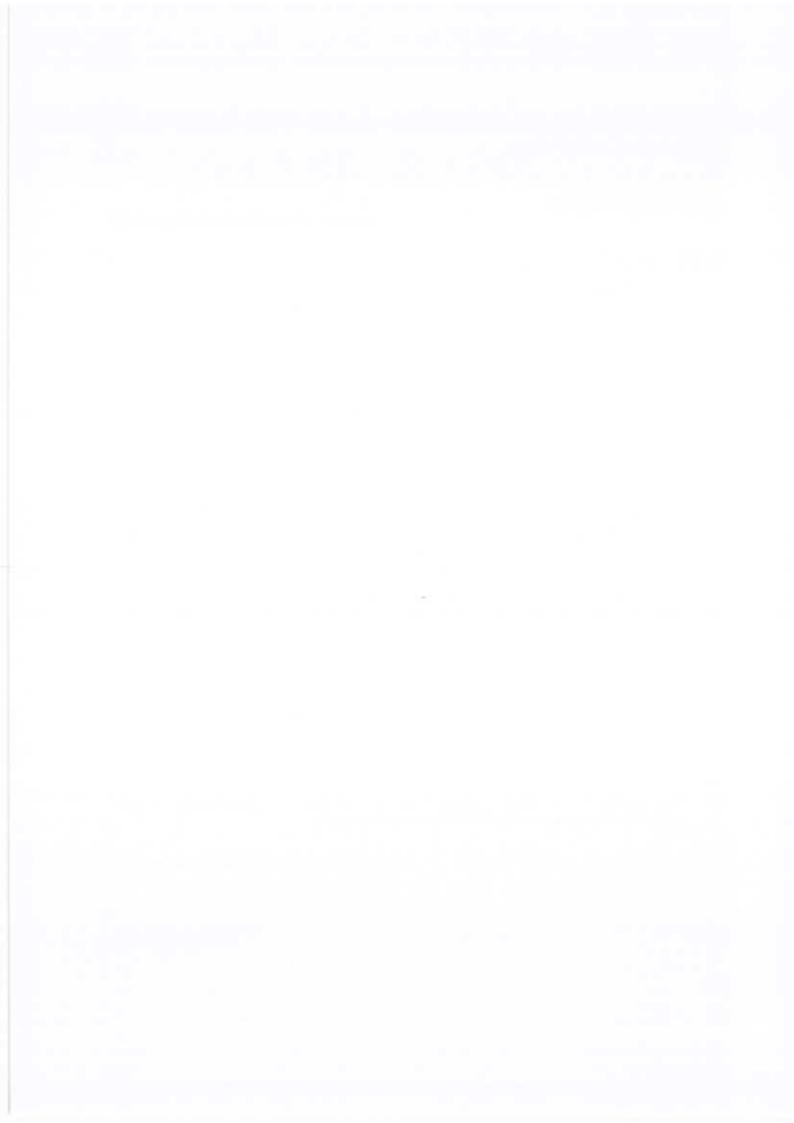
Address of comparable property	Price	Date of sale	
17 ANTARES COURT OCEAN GROVE VIC 3226	\$1,340,000	16-Dec-24	
3 DEVON COURT OCEAN GROVE VIC 3226	\$1,300,000	28-Aug-24	
23 EMPEROR DRIVE OCEAN GROVE VIC 3226	\$1,450,000	27-Feb-15	

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 January 2025







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17 ANTARES COURT OCEAN **GROVE VIC 3226**

Sold Price

RS \$1,340,000 Sold Date 16-Dec-24

Distance

1.37km



3 DEVON COURT OCEAN GROVE VIC 3226

Sold Price

\$1,300,000 Sold Date 28-Aug-24

Distance

0.59km



23 EMPEROR DRIVE OCEAN **GROVE VIC 3226**

Sold Price

\$1,450,000 Sold Date 27-Feb-15

Distance

1.74km

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RS = Recent sale

UN = Undisclosed Sale

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