

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

16A SANDPIPER COURT OCEAN GROVE VIC 3226

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

\$825,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Ocean Grove

Period-from

01 Dec 2022

to

30 Nov 2023

Source

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

10/100 THE PARADE OCEAN GROVE VIC 3226	\$855,000	13-Feb-23
1/1-3 CALLISTEMON COURT OCEAN GROVE VIC 3226	\$885,000	19-May-23
1/49 HODGSON STREET OCEAN GROVE VIC 3226	\$885,000	27-Mar-23

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: 11 December 2023


10/100 THE PARADE OCEAN GROVE VIC 3226
 2  2  1

Sold Price

\$855,000

Sold Date

13-Feb-23

Distance

0.95km

1/1-3 CALLISTEMON COURT OCEAN GROVE VIC 3226
 2  2  1

Sold Price

\$885,000

Sold Date

19-May-23

Distance

1.05km

1/49 HODGSON STREET OCEAN GROVE VIC 3226
 2  1  1

Sold Price

Sold Date

27-Mar-23

Distance

1.21km
RS = Recent sale

UN = Undisclosed Sale

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