

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 32-34 LADY EARL CRESCENT, 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 \$795,000 & \$850,000

Median sale price

Median price \$1,210,000 Property type House Suburb OCEAN GROVE

Period - From July 2022 to September 2022 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
9 WETLAND WAY, OCEAN GROVE VIC 3226	\$940,000	01/12/2021
11 MARMION CIRCUIT, OCEAN GROVE VIC 3226	\$922,000	02/12/2021
12 BLUE MALLEE DRIVE, OCEAN GROVE VIC 3226	\$950,000	13/05/2022

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.~~

27/10/2022