

## 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

28 CANIS CRESCENT OCEAN GROVE VIC 3226

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Ocean Grove

Period-from

01 Sep 2022

to

31 Aug 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

57 MARLIN DRIVE OCEAN GROVE VIC 3226	\$1,100,000	04-May-22
8 TREVALLY DRIVE OCEAN GROVE VIC 3226	\$1,010,000	12-Apr-22
3 ABALONE COURT OCEAN GROVE VIC 3226	\$1,130,000	14-Sep-22

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: 05 September 2023


**57 MARLIN DRIVE OCEAN GROVE  
VIC 3226**

Sold Price

**\$1,100,000**

Sold Date

**04-May-22**


3



2



1

Distance

**0.23km**

**8 TREVALLY DRIVE OCEAN GROVE  
VIC 3226**

Sold Price

**\$1,010,000**

Sold Date

**12-Apr-22**


3



2



-

Distance

**0.53km**

**3 ABALONE COURT OCEAN  
GROVE VIC 3226**

Sold Price

**\$1,130,000**

Sold Date

**14-Sep-22**


4



2



2

Distance

**0.28km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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