

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

4 DUNEVIEW DRIVE, OCEAN GROVE

### Indicative selling price

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

Single price  or range between \$880,000 & \$950,000

### Median sale price

Median price \$1,200,000

Property type House

Suburb OCEAN GROVE

Period - From OCTOBER 2022

to

DECEMBER 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 |
|----------------------------------------------|-----------|--------------|
| 1. 17 WETLAND WAY, OCEAN GROVE, VIC 3226     | \$940,000 | 19.12.2022   |
| 2. 17 DUNEVIEW DRIVE, OCEAN GROVE, VIC 3226  | \$940,000 | 17.10.2022   |
| 3. 9 LILLY PILLY MEWS, OCEAN GROVE, VIC 3226 | \$990,000 | 09.12.2022   |

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.~~

01.03.2023