## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	97 Endeavour Drive, Ocean Grove Vic 3226
Including suburb or	
locality and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$800,000	&	\$880,000

#### Median sale price

Median price	\$970,000	Pro	perty Type	House		Suburb	Ocean Grove
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	1 Belvedere Tce OCEAN GROVE 3226	\$820,000	25/01/2025
2	29 Bonnyvale Rd OCEAN GROVE 3226	\$815,000	29/05/2024
3	218 Shell Rd OCEAN GROVE 3226	\$880,000	18/01/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	01/04/2025 12:43













Property Type: House (Previously

Occupied - Detached) Land Size: 543 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$800,000 - \$880,000 **Median House Price** Year ending December 2024: \$970,000

## Comparable Properties



1 Belvedere Tce OCEAN GROVE 3226 (REI/VG)







**Agent Comments** 

Price: \$820,000 Method: Private Sale Date: 25/01/2025 Property Type: House

Land Size: 624 sqm approx

29 Bonnyvale Rd OCEAN GROVE 3226 (REI/VG)

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Agent Comments

Price: \$815,000 Method: Private Sale Date: 29/05/2024 Property Type: House Land Size: 585 sqm approx

218 Shell Rd OCEAN GROVE 3226 (REI/VG)







**Agent Comments** 

Price: \$880,000 Method: Private Sale Date: 18/01/2024 Property Type: House Land Size: 546 sqm approx

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326





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