

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

4 GARDEN STREET 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,122,500

Property type

House

Suburb

Ocean Grove

Period-from

01 Jun 2022

to

31 May 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

154 SHELL ROAD OCEAN GROVE VIC 3226	\$700,000	07-Nov-22
56 DAINTREE WAY OCEAN GROVE VIC 3226	\$725,000	21-Nov-22
5 MILLWOOD PLACE OCEAN GROVE VIC 3226	\$770,000	21-Jan-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: 02 June 2023


**154 SHELL ROAD OCEAN GROVE
VIC 3226**
 3  2  2

Sold Price

\$700,000

Sold Date **07-Nov-22**

Distance **0.46km**

**56 DAINTREE WAY OCEAN GROVE
VIC 3226**
 3  2  2

Sold Price

\$725,000

Sold Date **21-Nov-22**

Distance **0.49km**

**5 MILLWOOD PLACE OCEAN
GROVE VIC 3226**
 3  2  2

Sold Price

\$770,000

Sold Date **21-Jan-23**

Distance **0.58km**

**6 BERESFORD CLOSE OCEAN
GROVE VIC 3226**
 3  2  2

Sold Price

- Sold Date **14-Jan-22**

Distance **0.58km**
RS = Recent sale

UN = Undisclosed Sale

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