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	23 PEMBROKE ROAD 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	$945,000	&	$1,035,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$990,000	Property type	House	Suburb	Ocean Grove
Period-from	01 Mar 2023	to	29 Feb 2024	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
47 SOMERDALE AVENUE OCEAN GROVE VIC 3226	$965,000	05-Feb-24
59 MARLIN DRIVE OCEAN GROVE VIC 3226	$970,000	21-Mar-24
1/16 SEA BREEZE COURT OCEAN GROVE VIC 3226	$970,000	02-Feb-24

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: 27 March 2024

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47 SOMERDALE AVENUE OCEAN GROVE VIC 3226

3 2 2

Sold Price **$965,000** Sold Date **05-Feb-24**

Distance **0.02km**



59 MARLIN DRIVE OCEAN GROVE VIC 3226

3 2 2

Sold Price RS **$970,000** UN Sold Date **21-Mar-24**

Distance **0.87km**



1/16 SEA BREEZE COURT OCEAN GROVE VIC 3226

3 2 1

Sold Price **$970,000** Sold Date **02-Feb-24**

Distance **1km**

RS = Recent sale **UN** = Undisclosed Sale

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