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	9 KALINGA 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	$1,630,000	&	$1,670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,050,000	Property type	House	Suburb	Ocean Grove
Period-from	01 Aug 2022	to	31 Jul 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.

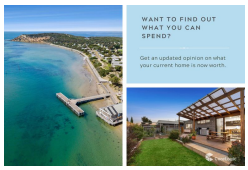
Address of comparable property	Price	Date of sale
6B MALLALUKA AVENUE OCEAN GROVE VIC 3226	$1,650,000	18-Mar-23
128A ASBURY STREET EAST OCEAN GROVE VIC 3226	$1,680,000	10-Feb-23
9 SUNRISE CLOSE OCEAN GROVE VIC 3226	$1,675,000	17-Jul-23

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: 29 August 2023

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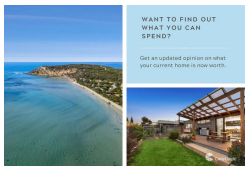


6B MALLALUKA AVENUE OCEAN GROVE VIC 3226

4 2 4

Sold Price **$1,650,000** Sold Date **18-Mar-23**

Distance **0.32km**



128A ASBURY STREET EAST OCEAN GROVE VIC 3226

3 2 4

Sold Price **$1,680,000** Sold Date **10-Feb-23**

Distance **1.13km**



9 SUNRISE CLOSE OCEAN GROVE VIC 3226

3 2 2

Sold Price RS **$1,675,000** Sold Date **17-Jul-23**

Distance **2.08km**

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

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