

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 or
locality and postcode

11 Aries Crescent, Ocean Grove Vic 3226

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$986,250 Property Type House Suburb Ocean Grove

Period - From 01/10/2023 to 31/12/2023 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	21 Aquilae St OCEAN GROVE 3226	\$940,000	27/02/2024
2	16 Somerdale Av OCEAN GROVE 3226	\$842,000	20/09/2023
3	5 Tudor Ct OCEAN GROVE 3226	\$825,000	04/05/2023

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:

22/03/2024 10:44

11 Aries Crescent, Ocean Grove Vic 3226



 2  1  1

Property Type: House
Land Size: 626 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median House Price
December quarter 2023: \$986,250

Comparable Properties



21 Aquilae St OCEAN GROVE 3226 (REI)

Agent Comments

 3  1  2

Price: \$940,000
Method: Private Sale
Date: 27/02/2024
Property Type: House
Land Size: 585 sqm approx



16 Somerdale Av OCEAN GROVE 3226 (REI/VG)

Agent Comments

 3  2  2

Price: \$842,000
Method: Private Sale
Date: 20/09/2023
Property Type: House
Land Size: 667 sqm approx



5 Tudor Ct OCEAN GROVE 3226 (REI/VG)

Agent Comments

 3  1  2

Price: \$825,000
Method: Private Sale
Date: 04/05/2023
Property Type: House
Land Size: 675 sqm approx

Account - Fletchers | P: 5258 2833



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