

# 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 Sandpiper Court, Ocean Grove Vic 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,700,000

### Median sale price

Median price \$980,000 Property Type House Suburb Ocean Grove

Period - From 01/07/2023 to 30/09/2023 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	9 Sunrise Cl OCEAN GROVE 3226	\$1,675,000	17/07/2023
2	154 Aldebaran Rd OCEAN GROVE 3226	\$1,670,000	24/04/2023
3	6b Mallaluka Av OCEAN GROVE 3226	\$1,650,000	22/03/2023

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:

20/11/2023 11:18

11 Sandpiper Court, Ocean Grove Vic 3226



 4  2  2

**Property Type:** House  
**Land Size:** 689 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,700,000  
**Median House Price**  
September quarter 2023: \$980,000

## Comparable Properties



**9 Sunrise Ct OCEAN GROVE 3226 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,675,000  
**Method:** Private Sale  
**Date:** 17/07/2023  
**Property Type:** House  
**Land Size:** 471 sqm approx



**154 Aldebaran Rd OCEAN GROVE 3226 (REI/VG)**

**Agent Comments**

 4  3  4

**Price:** \$1,670,000  
**Method:** Private Sale  
**Date:** 24/04/2023  
**Property Type:** House  
**Land Size:** 646 sqm approx



**6b Mallaluka Av OCEAN GROVE 3226 (REI/VG)** **Agent Comments**

 4  2  4

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 22/03/2023  
**Property Type:** House  
**Land Size:** 697 sqm approx

**Account - Fletchers** | P: 5258 2833



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