

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

114 ALDEBARAN 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

\$845,000

&

\$925,000

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

24 RODITIS DRIVE OCEAN GROVE VIC 3226	\$925,000	21-Jan-23
2 TAILOR CLOSE OCEAN GROVE VIC 3226	\$855,000	17-Oct-23
10 CHELSEA AVENUE OCEAN GROVE VIC 3226	\$863,000	01-Jan-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: 14 March 2024



**24 RODITIS DRIVE OCEAN GROVE
VIC 3226**

 3  1  2

Sold Price **\$925,000** Sold Date **21-Jan-23**

Distance **0.19km**



**2 TAILOR CLOSE OCEAN GROVE
VIC 3226**

 3  1  1

Sold Price **\$855,000** Sold Date **17-Oct-23**

Distance **0.72km**



**10 CHELSEA AVENUE OCEAN
GROVE VIC 3226**

 3  1  1

Sold Price ^{RS} **\$863,000** Sold Date **01-Jan-24**

Distance **1.28km**

RS = Recent sale UN = Undisclosed Sale

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