hayeswinckle

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 DALKEITH CRESCENT, OCEAN GROVE, 🕮 4 🕒 2 😓 2

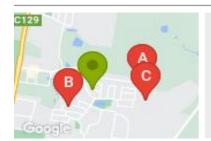
Indicative Selling Price

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

\$1,025,000 to \$1,100,000 Price Range:

Provided by: Pooja Patel, Hayeswinckle

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$970,500

01 April 2023 to 31 March 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



7 DUNEVIEW DR, OCEAN GROVE, VIC 3226







Sale Price

*\$1,030,000

Sale Date: 23/05/2024

Distance from Property: 658m





44 GREENVIEW RISE, OCEAN GROVE, VIC 3226 🚐 4







Sale Price

\$1,020,000

Sale Date: 19/04/2024

Distance from Property: 395m





90 OAKDEAN BVD, OCEAN GROVE, VIC 3226







Sale Price

*\$1.030.000

Sale Date: 15/03/2024

Distance from Property: 713m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

13 DALKEITH CRESCENT, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range: \$1,025,000 to \$1,100,000

Median sale price

Median price	\$970,500	Property type	House	Suburb	OCEAN GROVE
Period	01 April 2023 to 31 March 2024		Source	pricefinder	

Comparable property sales

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
7 DUNEVIEW DR, OCEAN GROVE, VIC 3226	*\$1,030,000	23/05/2024
44 GREENVIEW RISE, OCEAN GROVE, VIC 3226	\$1,020,000	19/04/2024
90 OAKDEAN BVD, OCEAN GROVE, VIC 3226	*\$1,030,000	15/03/2024

This Statement of Information was prepared on:

25/06/2024

