

# 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

160 Shell Road, 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 \$920,000 & \$990,000

### Median sale price

Median price \$990,000 Property Type House Suburb Ocean Grove

Period - From 01/04/2023 to 30/06/2023 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	7 Curzon Dr OCEAN GROVE 3226	\$980,000	28/02/2023
2	41 Endeavour Dr OCEAN GROVE 3226	\$974,000	27/01/2023
3	3 Edgewood Pl OCEAN GROVE 3226	\$965,000	27/06/2022

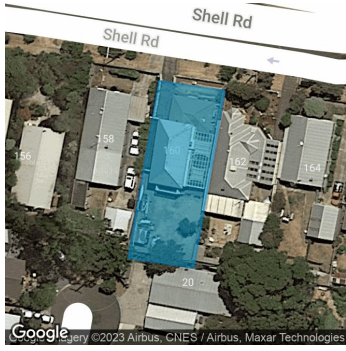
OR

~~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:

01/08/2023 11:50

160 Shell Road, Ocean Grove Vic 3226



 6  3  3

**Property Type:** House  
**Land Size:** 620 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$920,000 - \$990,000  
**Median House Price**  
June quarter 2023: \$990,000

## Comparable Properties



**7 Curzon Dr OCEAN GROVE 3226 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$980,000  
**Method:** Sale  
**Date:** 28/02/2023  
**Property Type:** House (Res)  
**Land Size:** 612 sqm approx



**41 Endeavour Dr OCEAN GROVE 3226 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$974,000  
**Method:** Private Sale  
**Date:** 27/01/2023  
**Property Type:** House  
**Land Size:** 534 sqm approx



**3 Edgewood Pl OCEAN GROVE 3226 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$965,000  
**Method:** Sale  
**Date:** 27/06/2022  
**Property Type:** House (Res)  
**Land Size:** 798 sqm approx

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



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