

## 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

19B SEASCAPE DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$895,000

&

\$975,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

Other

Suburb

Ocean Grove

Period-from

01 Jun 2022

to

31 May 2023

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

19A SEASCAPE DRIVE OCEAN GROVE VIC 3226	\$945,000	21-Jun-23
247B COASTAL BOULEVARD OCEAN GROVE VIC 3226	\$905,500	30-Nov-22
22A CURZON DRIVE OCEAN GROVE VIC 3226	\$810,000	14-Jun-22

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: 23 June 2023




**19A SEASCOPE DRIVE OCEAN GROVE VIC 3226**

Sold Price <sup>RS</sup> **\$945,000** Sold Date **21-Jun-23**

Distance **0.01km**

3 2 2

photo by iGA Seascope Drive, Ocean Grove bellarineproperty.com.au




**247B COASTAL BOULEVARD OCEAN GROVE VIC 3226**

Sold Price **\$905,500** Sold Date **30-Nov-22**

Distance **0.21km**

3 2 2



**22A CURZON DRIVE OCEAN GROVE VIC 3226**

Sold Price **\$810,000** Sold Date **14-Jun-22**

Distance **0.68km**

3 2 2

RS = Recent sale      UN = Undisclosed Sale

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