

## 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

10 NATAL PLACE 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

\$794,450

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Ocean Grove

Period-from

01 Apr 2023

to

31 Mar 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

20 LA BELLA STREET OCEAN GROVE VIC 3226	\$820,000	08-Apr-24
60 OMEGA DRIVE OCEAN GROVE VIC 3226	\$820,000	16-Oct-23
9 WITCHETTY DRIVE OCEAN GROVE VIC 3226	\$805,000	05-Oct-23

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.

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Sam Parsons  
P 5241 6968  
M 0400 338343  
E sparsons@avenuefive.com.au



## 20 LA BELLA STREET OCEAN GROVE VIC 3226

4 2 2

Sold Price

<sup>RS</sup>

**\$820,000**

Sold Date

**08-Apr-24**

Distance

**0.43km**



## 60 OMEGA DRIVE OCEAN GROVE VIC 3226

3 2 1

Sold Price

**\$820,000**

Sold Date

**16-Oct-23**

Distance

**0.55km**



## 9 WITCHETTY DRIVE OCEAN GROVE VIC 3226

4 2 2

Sold Price

**\$805,000**

Sold Date

**05-Oct-23**

Distance

**0.68km**

RS = Recent sale

UN = Undisclosed Sale

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