

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

28-29 Alfred Court, Ocean Grove Vic 3226

Indicative selling price

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

Range between

\$3,100,000

&

\$3,400,000

Median sale price

Median price

\$1,050,000

Property Type

House

Suburb

Ocean Grove

Period - From

28/08/2022

to

27/08/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	18-19 Alfred Ct OCEAN GROVE 3226	\$3,600,000	05/09/2022
2	27 Alfred Ct OCEAN GROVE 3226	\$3,500,000	05/06/2023
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/08/2023 15:26

28-29 Alfred Court, Ocean Grove Vic 3226



Property Type: Land
Land Size: 2007 sqm approx
Agent Comments

Indicative Selling Price
\$3,100,000 - \$3,400,000
Median House Price
28/08/2022 - 27/08/2023: \$1,050,000

Comparable Properties

18-19 Alfred Ct OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$3,600,000
Method: Private Sale
Date: 05/09/2022
Property Type: House (Res)



27 Alfred Ct OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$3,500,000
Method: Private Sale
Date: 05/06/2023
Property Type: House
Land Size: 2480 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig Barwon Heads



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