

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 44 Greenview Rise, Ocean Grove Vic 3226
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$980,000 Property Type House Suburb Ocean Grove

Period - From 01/07/2023 to 30/09/2023 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	12 Allanby Way OCEAN GROVE 3226	\$1,140,000	02/11/2023
2	30 Heathwood Way OCEAN GROVE 3226	\$1,100,000	24/07/2023
3	12 Inglewood La OCEAN GROVE 3226	\$1,100,000	22/09/2023

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: 17/11/2023 16:45

44 Greenview Rise, Ocean Grove Vic 3226



 4  2  2

Property Type: House
Land Size: 685 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
September quarter 2023: \$980,000

Comparable Properties



12 Allanby Way OCEAN GROVE 3226 (REI)

Agent Comments

 4  2  2

Price: \$1,140,000
Method: Private Sale
Date: 02/11/2023
Property Type: House
Land Size: 701 sqm approx



30 Heathwood Way OCEAN GROVE 3226 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000
Method: Private Sale
Date: 24/07/2023
Property Type: House
Land Size: 612 sqm approx



12 Inglewood La OCEAN GROVE 3226 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000
Method: Private Sale
Date: 22/09/2023
Property Type: House
Land Size: 643 sqm approx

Account - Fletchers | P: 5258 2833



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