

# 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

5/81 The Parade, 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)

Single price \$995,000

### Median sale price

Median price \$990,000

Property Type House

Suburb Ocean Grove

Period - From 01/01/2023

to 31/12/2023

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	2/97 The Terrace OCEAN GROVE 3226	\$950,000	09/05/2023
2	2/76a The Terrace OCEAN GROVE 3226	\$935,000	18/09/2023
3	1/129 Orton St OCEAN GROVE 3226	\$920,000	03/08/2023

**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:

19/03/2024 10:01

5/81 The Parade, Ocean Grove Vic 3226



 3  2  2

**Property Type:** Townhouse  
(Single)

**Agent Comments**

**Indicative Selling Price**  
\$995,000

**Median House Price**  
Year ending December 2023: \$990,000

## Comparable Properties



**2/97 The Terrace OCEAN GROVE 3226 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 09/05/2023  
**Property Type:** Apartment



**2/76a The Terrace OCEAN GROVE 3226 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$935,000  
**Method:** Sale  
**Date:** 18/09/2023  
**Property Type:** Flat/Unit/Apartment (Res)



**1/129 Orton St OCEAN GROVE 3226 (VG)**

**Agent Comments**

 1  -  -

**Price:** \$920,000  
**Method:** Sale  
**Date:** 03/08/2023  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - Jellis Craig Barwon Heads**



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