Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 59 Marlin Drive, Ocean Grove Vic 3226

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$960,000		&		\$995,000			
Median sale p	rice							
Median price	\$986,250	Pro	operty Type	Hou	ISE		Suburb	Ocean Grove
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	4 Mullaway Ct OCEAN GROVE 3226	\$1,211,000	13/02/2023
2	22 Valda Cr OCEAN GROVE 3226	\$1,136,500	28/11/2022
3	14 Sandpiper Ct OCEAN GROVE 3226	\$1,024,350	04/04/2023

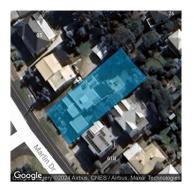
OR

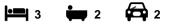
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

05/02/2024 13:08







Property Type: House **Land Size:** 812 sqm approx Agent Comments Indicative Selling Price \$960,000 - \$995,000 Median House Price December quarter 2023: \$986,250

Comparable Properties



4 Mullaway Ct OCEAN GROVE 3226 (REI)



Price: \$1,211,000 Method: Private Sale Date: 13/02/2023 Property Type: House Land Size: 549 sqm approx Agent Comments



22 Valda Cr OCEAN GROVE 3226 (REI/VG)

6 1

Agent Comments

Price: \$1,136,500 Method: Private Sale Date: 28/11/2022 Property Type: House Land Size: 534 sqm approx

- 3



14 Sandpiper Ct OCEAN GROVE 3226 (REI/VG) Agent Comments



Price: \$1,024,350 Method: Private Sale Date: 04/04/2023 Property Type: House Land Size: 834 sqm approx

Account - Fletchers | P: 5258 2833



propertydata

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