

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 59 Marlin Drive, 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 \$960,000 & \$995,000

Median sale price

Median price \$986,250 Property Type House Suburb Ocean Grove

Period - From 01/10/2023 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	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

59 Marlin Drive, Ocean Grove Vic 3226



 3  2  2

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)

Agent Comments

 3  1  4

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



22 Valda Cr OCEAN GROVE 3226 (REI/VG)

Agent Comments

 3  2  1

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



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

 3  2  2

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

Account - Fletchers | P: 5258 2833



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