

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 98B Marlin Drive, Ocean Grove Vic 3226

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$982,500 Property Type House Suburb Ocean Grove

Period - From 01/04/2023 to 31/03/2024 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	1/97 The Avenue OCEAN GROVE 3226	\$1,365,000	12/07/2023
2	2/97 The Avenue OCEAN GROVE 3226	\$1,300,000	11/12/2023
3	42a Madeley St OCEAN GROVE 3226	\$1,225,000	18/06/2024

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: 04/07/2024 15:35

98B Marlin Drive, Ocean Grove Vic 3226



5 2 2

Property Type: House
Land Size: 470 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending March 2024: \$982,500

Comparable Properties



1/97 The Avenue OCEAN GROVE 3226 (REI/VG)

Agent Comments

3 3 2

Price: \$1,365,000
Method: Private Sale
Date: 12/07/2023
Property Type: Townhouse (Single)
Land Size: 185 sqm approx



2/97 The Avenue OCEAN GROVE 3226 (REI/VG)

Agent Comments

2 2 1

Price: \$1,300,000
Method: Private Sale
Date: 11/12/2023
Property Type: Townhouse (Single)
Land Size: 161 sqm approx



42a Madeley St OCEAN GROVE 3226 (REI)

Agent Comments

3 3 2

Price: \$1,225,000
Method: Private Sale
Date: 18/06/2024
Property Type: Townhouse (Single)
Land Size: 330 sqm approx

Account - Jellis Craig Barwon Heads



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