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 and postcode	12 Ripview Drive, Ocean Grove, VIC 3226

Indicative selling price

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

Single price		or range between	$1,200,000	&	$1,300,000

Median sale price

Median price	$ 1,125,000	Property type	House	Suburb	OCEAN GROVE
Period - From	26/07/2022	to	25/07/2023	Source	core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	55 Janelle Way Ocean Grove Vic 3226	$1,240,000	2023-06-30
2	9 Dalkeith Crescent Ocean Grove Vic 3226	$1,200,000	2023-06-01
3	97 Oakdean Boulevard Ocean Grove Vic 3226	$1,300,000	2023-04-13

This Statement of Information was prepared on: 26/07/2023

CONSUMER AFFAIRS VICTORIA