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	125 Alderbaran Road, Ocean Grove Vic 3226

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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 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	6 Dolphin Ct OCEAN GROVE 3226	$1,240,000	14/03/2024
2	3 Mullaway Ct OCEAN GROVE 3226	$1,200,000	08/09/2023
3	13 Barramundi Cr OCEAN GROVE 3226	$1,160,000	08/02/2024

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: 26/06/2024 09:48

125 Alderbaran Road, Ocean Grove Vic 3226

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Property Type:
Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
Year ending March 2024: $982,500

Comparable Properties



6 Dolphin Ct OCEAN GROVE 3226 (REI/VG)

4 2 3

Price: $1,240,000
Method: Private Sale
Date: 14/03/2024
Property Type: House
Land Size: 655 sqm approx

Agent Comments



3 Mullaway Ct OCEAN GROVE 3226 (REI/VG)

4 2 2

Price: $1,200,000
Method: Private Sale
Date: 08/09/2023
Property Type: House
Land Size: 793 sqm approx

Agent Comments



13 Barramundi Cr OCEAN GROVE 3226 (REI/VG)

4 3 4

Price: $1,160,000
Method: Private Sale
Date: 08/02/2024
Property Type: House (Res)
Land Size: 763 sqm approx

Agent Comments

Account - Fletchers | P: 5258 2833

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