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	11-13 Normandy Crescent, Ocean Grove Vic 3226

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $980,000 Property Type House Suburb Ocean Grove

Period - From 01/07/2023 to 30/06/2024 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	20-22 Currango Way OCEAN GROVE 3226	$2,090,000	08/07/2024
2	1-2 June Ct OCEAN GROVE 3226	$2,275,000	21/05/2024
3	65-67 Belle Vue Dr OCEAN GROVE 3226	$1,775,000	03/05/2024

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: 21/08/2024 11:51

11-13 Normandy Crescent, Ocean Grove Vic 3226



4 3 9

Rooms: 7
Property Type: Land
Land Size: 3990 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending June 2024: $980,000

Comparable Properties



20-22 Currango Way OCEAN GROVE 3226 (REI)

4 3 4

Price: $2,090,000
Method: Private Sale
Date: 08/07/2024
Property Type: House
Land Size: 2060 sqm approx

Agent Comments



1-2 June Ct OCEAN GROVE 3226 (REI)

4 2 6

Price: $2,275,000
Method: Private Sale
Date: 21/05/2024
Property Type: House
Land Size: 2074 sqm approx

Agent Comments



65-67 Belle Vue Dr OCEAN GROVE 3226 (REI)

5 2 2

Price: $1,775,000
Method: Private Sale
Date: 03/05/2024
Property Type: House
Land Size: 5329 sqm approx

Agent Comments

Account - Jellis Craig Barwon Heads

REIV THE DIFFERENCE | propertydata.com.au

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