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	12 Sheoak Court, Ocean Grove Vic 3226

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $975,000 Property Type House Suburb Ocean Grove

Period - From 01/10/2023 to 30/09/2024 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	23 Crane Ct OCEAN GROVE 3226	$1,150,000	30/10/2024
2	4 Rosella Ct OCEAN GROVE 3226	$1,255,000	06/06/2024
3	74 Fraser Cr OCEAN GROVE 3226	$1,225,000	12/04/2024

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: 15/11/2024 12:35

12 Sheoak Court, Ocean Grove Vic 3226



4 2 1

Property Type: House
Land Size: 834 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending September 2024: $975,000

Comparable Properties



23 Crane Ct OCEAN GROVE 3226 (REI)

3 2 2

Price: $1,150,000
Method: Private Sale
Date: 30/10/2024
Property Type: House
Land Size: 632 sqm approx

Agent Comments

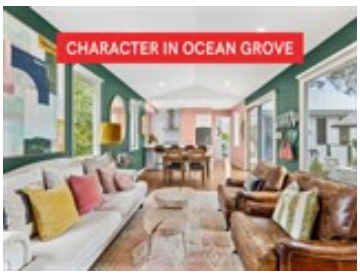


4 Rosella Ct OCEAN GROVE 3226 (REI/VG)

3 2 2

Price: $1,255,000
Method: Private Sale
Date: 06/06/2024
Property Type: House
Land Size: 834 sqm approx

Agent Comments



74 Fraser Cr OCEAN GROVE 3226 (REI/VG)

4 2 2

Price: $1,225,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 570 sqm approx

Agent Comments

Account - Fletchers | P: 5258 2833

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.