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	8 Carinae Court, Ocean Grove Vic 3226

Indicative selling price

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

Range between $740,000 & $780,000

Median sale price

Median price $970,000 Property Type House Suburb Ocean Grove

Period - From 01/01/2024 to 31/12/2024 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	71 Shell Rd OCEAN GROVE 3226	$730,000	10/12/2024
2	27 Sunset Stp OCEAN GROVE 3226	$780,000	25/10/2024
3	5 Bonnyvale Rd OCEAN GROVE 3226	$735,000	04/09/2024

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: 19/02/2025 11:19

8 Carinae Court, Ocean Grove Vic 3226



3 1 2

Rooms: 5
Property Type: House
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$740,000 - $780,000
Median House Price
Year ending December 2024: $970,000

Comparable Properties



71 Shell Rd OCEAN GROVE 3226 (REI)

3 1 2

Price: $730,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 664 sqm approx

Agent Comments



27 Sunset Stp OCEAN GROVE 3226 (REI/VG)

3 2 4

Price: $780,000
Method: Private Sale
Date: 25/10/2024
Property Type: House
Land Size: 709 sqm approx

Agent Comments



5 Bonnyvale Rd OCEAN GROVE 3226 (REI/VG)

3 1 1

Price: $735,000
Method: Private Sale
Date: 04/09/2024
Property Type: House
Land Size: 585 sqm approx

Agent Comments

Account - Fletchers | P: 5258 2833

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