

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



56 DUNEVIEW DRIVE, OCEAN GROVE, VIC - - -

Indicative Selling Price

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

Single Price: **\$500,000**

Provided by: Mark Blaskovic, Ocean Grove Real Estate

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (Vacant Land)

\$387,000

01 July 2020 to 30 June 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



52 DUNEVIEW DR, OCEAN GROVE, VIC 3226 - - -

Sale Price

***\$545,000**

Sale Date: 12/08/2021

Distance from Property: 30m



113 OAKDEAN BVD, OCEAN GROVE, VIC 3226 - - -

Sale Price

***\$515,900**

Sale Date: 09/06/2021

Distance from Property: 139m



32 LAUNCESTON DR, OCEAN GROVE, VIC 3226 - - -

Sale Price

\$510,000

Sale Date: 17/04/2021

Distance from Property: 1.4km

This report has been compiled on 13/08/2021 by Ocean Grove Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

56 DUNEVIEW DRIVE, OCEAN GROVE, VIC 3226

Indicative selling price

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

Single Price: \$500,000


Median sale price

Median price: \$387,000

Property type: Vacant Land

Suburb: OCEAN GROVE

Period: 01 July 2020 to 30 June 2021

Source: 

Comparable property sales

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
52 DUNEVIEW DR, OCEAN GROVE, VIC 3226	*\$545,000	12/08/2021
113 OAKDEAN BVD, OCEAN GROVE, VIC 3226	*\$515,900	09/06/2021
32 LAUNCESTON DR, OCEAN GROVE, VIC 3226	\$510,000	17/04/2021

This Statement of Information was prepared on: 13/08/2021