

# 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

11 Parkside Boulevard, Ocean Grove Vic 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$770,000

&

\$830,000

### Median sale price

Median price

\$691,000

Property Type

House

Suburb

Ocean Grove

Period - From

01/07/2018

to

30/06/2019

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	55 Heathwood Way OCEAN GROVE 3226	\$852,000	08/05/2019
2	32 Janelle Way OCEAN GROVE 3226	\$801,000	13/08/2019
3	14 Shelburn Way OCEAN GROVE 3226	\$800,000	19/06/2019

**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:

15/10/2019 10:17

11 Parkside Boulevard, Ocean Grove Vic 3226



**Property Type:** Land  
**Land Size:** 561 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$770,000 - \$830,000  
**Median House Price**  
Year ending June 2019: \$691,000

## Comparable Properties



**55 Heathwood Way OCEAN GROVE 3226 (REI/VG)**

**Agent Comments**



**Price:** \$852,000  
**Method:** Private Sale  
**Date:** 08/05/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 614 sqm approx



**32 Janelle Way OCEAN GROVE 3226 (REI/VG)**

**Agent Comments**



**Price:** \$801,000  
**Method:** Private Sale  
**Date:** 13/08/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 601 sqm approx



**14 Shelburn Way OCEAN GROVE 3226 (REI/VG)**

**Agent Comments**



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 19/06/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 608 sqm approx

**Account - Fletchers** | P: 5258 2833



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.