

Statement of Information

Multiple residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address 63 Lake Avenue, Ocean Grove Vic 3226
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1		Or range between	\$900,000		\$990,000
2		Or range between	\$950,000		\$1,045,000
		Or range between			
		Or range between			
		Or range between			

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$861,000 Suburb or locality Ocean Grove
Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1	5/81 The Parade OCEAN GROVE 3226	\$920,000	11/05/2024
	2/79 Powell St OCEAN GROVE 3226	\$995,000	19/04/2024
	2/31 Orton St OCEAN GROVE 3226	\$960,000	12/04/2024

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
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	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on:

02/07/2024 12:56
