

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 Holyhead Street, Ocean Grove Vic 3226

Indicative selling price

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

Range between \$870,000 & \$925,000

Median sale price

Median price \$990,000 Property Type House Suburb Ocean Grove

Period - From 01/04/2023 to 30/06/2023 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	4 Birchgrove St OCEAN GROVE 3226	\$1,125,000	17/10/2022
2	12 Wyrallah St OCEAN GROVE 3226	\$1,100,000	15/07/2022
3	7 Omega Dr OCEAN GROVE 3226	\$1,080,000	14/12/2022

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:

26/07/2023 09:08

11 Holyhead Street, Ocean Grove Vic 3226



 4  2  2

Property Type: House
Land Size: 544 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$925,000
Median House Price
June quarter 2023: \$990,000

Comparable Properties



4 Birchgrove St OCEAN GROVE 3226 (REI/VG) [Agent Comments](#)

 4  2  2

Price: \$1,125,000
Method: Private Sale
Date: 17/10/2022
Property Type: House
Land Size: 539 sqm approx



12 Wyrallah St OCEAN GROVE 3226 (REI) [Agent Comments](#)

 3  2  3

Price: \$1,100,000
Method: Private Sale
Date: 15/07/2022
Property Type: House
Land Size: 560 sqm approx



7 Omega Dr OCEAN GROVE 3226 (REI/VG) [Agent Comments](#)

 4  2  2

Price: \$1,080,000
Method: Private Sale
Date: 14/12/2022
Property Type: House
Land Size: 625 sqm approx

Account - Fletchers | P: 5258 2833



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