

# 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 113 The Terrace, 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,650,000 & \$2,850,000

### Median sale price

Median price \$982,500 Property Type House Suburb 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 three properties sold within five kilometres of the property for sale in the last eighteen 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	120 The Terrace OCEAN GROVE 3226	\$2,350,000	01/12/2023
2	137 The Terrace OCEAN GROVE 3226	\$2,000,000	09/12/2022
3			

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 eighteen months.

This Statement of Information was prepared on: 17/04/2024 17:03

113 The Terrace, Ocean Grove Vic 3226



 4  2  2

**Property Type:** House  
**Land Size:** 815 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,650,000 - \$2,850,000  
**Median House Price**  
Year ending March 2024: \$982,500

## Comparable Properties



**120 The Terrace OCEAN GROVE 3226 (REI/VG)** **Agent Comments**

 5  3  2

**Price:** \$2,350,000  
**Method:** Private Sale  
**Date:** 01/12/2023  
**Property Type:** House  
**Land Size:** 817 sqm approx



**137 The Terrace OCEAN GROVE 3226 (REI)** **Agent Comments**

 3  2  -

**Price:** \$2,000,000  
**Method:** Private Sale  
**Date:** 09/12/2022  
**Property Type:** House  
**Land Size:** 815 sqm approx

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 eighteen months.

**Account - Jellis Craig Barwon Heads**



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