Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 113 The Terrace, Ocean Grove Vic 3226

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betwee	\$2,650,000		&		\$2,850,0	00		
Median sale p	rice							
Median price	\$982,500	Pro	operty Type	Hou	se		Suburb	Ocean Grove
Period - From	01/04/2023	to	31/03/2024		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ad	dress 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

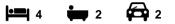
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

17/04/2024 17:03







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



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) **бо**а_

Agent Comments

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

3

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

property



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