

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

16 Centurian Street, Ocean Grove Vic 3226

Indicative selling price

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

Range between

\$850,000

 &

\$930,000

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 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	24 Centurian St OCEAN GROVE 3226	\$940,000	01/09/2023
2	11 Holyhead St OCEAN GROVE 3226	\$873,500	12/10/2023
3	10 Cutter St OCEAN GROVE 3226	\$850,000	06/03/2024

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:

05/07/2024 15:15



Property Type: Land
Land Size: 524 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$930,000
Median House Price
 Year ending March 2024: \$982,500

Comparable Properties



24 Centurian St OCEAN GROVE 3226 (REI/VG) Agent Comments



Price: \$940,000
Method: Private Sale
Date: 01/09/2023
Property Type: House
Land Size: 602 sqm approx



11 Holyhead St OCEAN GROVE 3226 (REI/VG) Agent Comments



Price: \$873,500
Method: Private Sale
Date: 12/10/2023
Property Type: House
Land Size: 544 sqm approx



10 Cutter St OCEAN GROVE 3226 (REI/VG) Agent Comments



Price: \$850,000
Method: Private Sale
Date: 06/03/2024
Property Type: House (Res)
Land Size: 490 sqm approx

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