

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

19/19 Lake Avenue, Ocean Grove Vic 3226

Indicative selling price

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

Range between \$1,180,000 & \$1,295,000

Median sale price

Median price \$995,000 Property Type House Suburb Ocean Grove

Period - From 01/01/2023 to 31/03/2023 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	1 Richard Av OCEAN GROVE 3226	\$1,450,000	04/11/2022
2	19 Blackwell St OCEAN GROVE 3226	\$1,150,000	20/10/2022
3	15/19 Lake Av OCEAN GROVE 3226	\$1,000,000	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:

01/06/2023 12:53

19/19 Lake Avenue, Ocean Grove Vic 3226



 3  2  1

Property Type: Strata Unit/Flat

Land Size: 530 sqm approx

Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,295,000
Median House Price
March quarter 2023: \$995,000

Comparable Properties



1 Richard Av OCEAN GROVE 3226 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,450,000

Method: Private Sale

Date: 04/11/2022

Property Type: House

Land Size: 838 sqm approx



19 Blackwell St OCEAN GROVE 3226 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,150,000

Method: Private Sale

Date: 20/10/2022

Property Type: House

Land Size: 726 sqm approx



15/19 Lake Av OCEAN GROVE 3226 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,000,000

Method: Private Sale

Date: 14/12/2022

Property Type: House

Land Size: 378 sqm approx

Account - Fletchers | P: 5258 2833



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