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

CONSUMER AFFAIRS VICTORIA

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)

🛏 4   🛁 2   🚗 2

Price: $1,450,000
Method: Private Sale
Date: 04/11/2022
Property Type: House
Land Size: 838 sqm approx

Agent Comments

19 Blackwell St OCEAN GROVE 3226 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $1,150,000
Method: Private Sale
Date: 20/10/2022
Property Type: House
Land Size: 726 sqm approx

Agent Comments

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

🛏 4   🛁 2   🚗 2

Price: $1,000,000
Method: Private Sale
Date: 14/12/2022
Property Type: House
Land Size: 378 sqm approx

Agent Comments

Account - Fletchers | P: 5258 2833