

## 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 and  
postcode

2/79 POWELL STREET OCEAN GROVE VIC 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$995,000

&

\$1,090,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$990,000

Property type

Other

Suburb

Ocean Grove

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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

2/20 GUTHRIDGE STREET OCEAN GROVE VIC 3226	\$1,030,000	29-Aug-23
16 KESTREL PLACE OCEAN GROVE VIC 3226	\$1,070,000	04-Jul-23
110A DRAPER STREET OCEAN GROVE VIC 3226	\$1,075,000	14-Dec-23

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: 20 February 2024



**2/20 GUTHRIDGE STREET OCEAN GROVE VIC 3226** Sold Price **\$1,030,000** Sold Date **29-Aug-23**

 3  2  1

Distance **1.21km**



**16 KESTREL PLACE OCEAN GROVE VIC 3226** Sold Price **\$1,070,000** Sold Date **04-Jul-23**

 3  2  6

Distance **0.84km**



**110A DRAPER STREET OCEAN GROVE VIC 3226** Sold Price <sup>RS</sup> **\$1,075,000** <sup>UN</sup> Sold Date **14-Dec-23**

 3  2  1

Distance **0.72km**

RS = Recent sale      UN = Undisclosed Sale

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