

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 20 Awaroa Street, Ocean Grove Vic 3226
Including suburb or locality and postcode

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$1,012,250

Property Type House

Suburb Ocean Grove

Period - From 01/10/2022

to 30/09/2023

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 | 115 Devlins Rd OCEAN GROVE 3226 | \$1,165,000 | 26/08/2022 |
| 2 | 4 Birchgrove St OCEAN GROVE 3226 | \$1,125,000 | 17/10/2022 |
| 3 | 10 Redbird St OCEAN GROVE 3226 | \$1,120,000 | 08/06/2023 |

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:

21/11/2023 12:10



 4  2  2

Property Type: Land
Land Size: 630 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000
Median House Price
Year ending September 2023: \$1,012,250

Comparable Properties



115 Devlins Rd OCEAN GROVE 3226 (REI/VG) **Agent Comments**

 4  2  3

Price: \$1,165,000
Method: Private Sale
Date: 26/08/2022
Property Type: House
Land Size: 682 sqm approx



4 Birchgrove St OCEAN GROVE 3226 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,125,000
Method: Private Sale
Date: 17/10/2022
Property Type: House
Land Size: 539 sqm approx



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

 4  2  2

Price: \$1,120,000
Method: Private Sale
Date: 08/06/2023
Property Type: House
Land Size: 621 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100