

STATEMENT OF INFORMATION

31 JANELLE WAY, OCEAN GROVE, VIC 3226

PREPARED BY MICHAELA MILLER, GEELONG REAL ESTATE CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 JANELLE WAY, OCEAN GROVE, VIC



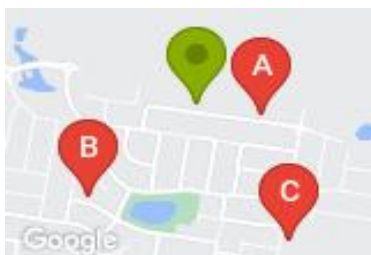
Indicative Selling Price

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

Price Range: \$1,095,000 to \$1,165,000

Provided by: Michaela Miller, Geelong Real Estate Co.

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (Vacant Land)

\$480,000

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



55 JANELLE WAY, OCEAN GROVE, VIC 3226



Sale Price

\$1,240,000

Sale Date: 30/06/2023

Distance from Property: 212m



12 ALLANBY WAY, OCEAN GROVE, VIC 3226



Sale Price

\$1,140,000

Sale Date: 02/11/2023

Distance from Property: 478m



15 LILLY PILLY MEWS, OCEAN GROVE, VIC



Sale Price

\$1,110,000

Sale Date: 23/11/2023

Distance from Property: 572m



This report has been compiled on 23/03/2024 by Geelong Real Estate Co.. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

31 JANELLE WAY, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range: \$1,095,000 to \$1,165,000


Median sale price

Median price: \$480,000

Property type: Vacant Land

Suburb: OCEAN GROVE

Period: 01 January 2023 to 31 December 2023

Source: 

Comparable property sales

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
55 JANELLE WAY, OCEAN GROVE, VIC 3226	\$1,240,000	30/06/2023
12 ALLANBY WAY, OCEAN GROVE, VIC 3226	\$1,140,000	02/11/2023
15 LILLY PILLY MEWS, OCEAN GROVE, VIC 3226	\$1,110,000	23/11/2023

This Statement of Information was prepared on: 23/03/2024