

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

32 Epworth Street, Ocean Grove Vic 3226

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Ocean Grove

Period - From

20/04/2022

to

19/04/2023

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	38 Dare St OCEAN GROVE 3226	\$1,540,000	21/07/2022
2	12 Roslyn Ct OCEAN GROVE 3226	\$1,535,000	16/05/2022
3	50 Draper St OCEAN GROVE 3226	\$1,450,000	02/02/2023

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:

20/04/2023 14:50

32 Epworth Street, Ocean Grove Vic 3226



 3  1  2

Property Type: House
Land Size: 1053 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
20/04/2022 - 19/04/2023: \$1,150,000

Comparable Properties



38 Dare St OCEAN GROVE 3226 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,540,000
Method: Private Sale
Date: 21/07/2022
Property Type: House
Land Size: 858 sqm approx

12 Roslyn Ct OCEAN GROVE 3226 (VG)

Agent Comments

 3  -  -

Price: \$1,535,000
Method: Sale
Date: 16/05/2022
Property Type: House (Res)
Land Size: 1210 sqm approx



50 Draper St OCEAN GROVE 3226 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,450,000
Method: Private Sale
Date: 02/02/2023
Property Type: House
Land Size: 812 sqm approx

Account - Fletchers | P: 5258 2833



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