

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	48 The Avenue OCEAN GROVE 3226	\$2,065,000	03/10/2023
2	139 The Avenue OCEAN GROVE 3226	\$1,700,000	13/11/2023
3	60 The Avenue OCEAN GROVE 3226	\$1,600,000	12/07/2023

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:

59 Powell Street West, Ocean Grove Vic 3226



3 1 1

Property Type: House
Land Size: 849 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,700,000
Median House Price
December quarter 2023: \$986,250

Comparable Properties



48 The Avenue OCEAN GROVE 3226 (REI)

Agent Comments

4 2 4

Price: \$2,065,000
Method: Private Sale
Date: 03/10/2023
Property Type: House
Land Size: 901 sqm approx



139 The Avenue OCEAN GROVE 3226 (REI)

Agent Comments

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Price: \$1,700,000
Method: Private Sale
Date: 13/11/2023
Property Type: Land
Land Size: 815 sqm approx



60 The Avenue OCEAN GROVE 3226 (VG)

Agent Comments

4 - -

Price: \$1,600,000
Method: Sale
Date: 12/07/2023
Property Type: House (Res)
Land Size: 850 sqm approx

Account - Fletchers | P: 5258 2833



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