

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

7 Birchgrove Street, Ocean Grove Vic 3226

Indicative selling price

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

Range between \$870,000 & \$930,000

Median sale price

Median price \$982,500 Property Type House Suburb Ocean Grove

Period - From 01/04/2023 to 31/03/2024 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	1 Woodcrest Dr OCEAN GROVE 3226	\$910,000	05/04/2024
2	11 Rayville St OCEAN GROVE 3226	\$900,000	09/05/2024
3	26 La Bella St OCEAN GROVE 3226	\$890,000	07/05/2024

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:

31/05/2024 10:04

7 Birchgrove Street, Ocean Grove Vic 3226



Property Type: Land
Land Size: 545 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$930,000
Median House Price
Year ending March 2024: \$982,500

Comparable Properties



1 Woodcrest Dr OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 05/04/2024
Property Type: House
Land Size: 572 sqm approx



11 Rayville St OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 09/05/2024
Property Type: House
Land Size: 576 sqm approx



26 La Bella St OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 07/05/2024
Property Type: House
Land Size: 552 sqm approx

Account - Fletchers | P: 5258 2833



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