

# 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

Lot 878 Devlins Road, Ocean Grove Vic 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$398,000

### Median sale price

Median price \$502,500

Property Type Vacant land

Suburb Ocean Grove

Period - From 01/12/2022

to 30/11/2023

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	47 Shorebreak Way OCEAN GROVE 3226	\$490,000	11/10/2023
2	52 Shorebreak Way OCEAN GROVE 3226	\$480,000	20/02/2023
3	7 Lady Earl Cr OCEAN GROVE 3226	\$430,000	26/11/2022

**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:

01/12/2023 16:07



**Property Type:**  
**Land Size:** 498 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$398,000  
**Median Land Price**  
01/12/2022 - 30/11/2023: \$502,500

## Comparable Properties



**47 Shorebreak Way OCEAN GROVE 3226 (REI)** Agent Comments



**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 11/10/2023  
**Property Type:** Land  
**Land Size:** 489 sqm approx

**52 Shorebreak Way OCEAN GROVE 3226 (VG)** Agent Comments



**Price:** \$480,000  
**Method:** Sale  
**Date:** 20/02/2023  
**Property Type:** Land  
**Land Size:** 519 sqm approx



**7 Lady Earl Cr OCEAN GROVE 3226 (REI/VG)** Agent Comments



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 26/11/2022  
**Property Type:** Land  
**Land Size:** 449 sqm approx

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