Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	Lot 890 Speculant Street, Ocean Grove Vic 3226
Including suburb or	·
locality and postcode	

Indicative selling price

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

Single price \$555,000

Median sale price

Median price \$980,000	Pro	operty Type Ho	use	Subur	Ocean Grove
Period - From 01/07/202	3 to	30/09/2023	Sou	urce 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

Address of comparable property		1 1100	Date of Sale
1	43 Shorebreak Way OCEAN GROVE 3226	\$550,000	01/02/2023
2	10 Sunbeam St OCEAN GROVE 3226	\$550,000	10/10/2022
3	13 Launceston St OCEAN GROVE 3226	\$545,000	07/10/2022

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:	22/11/2023 12:36



Date of sale



damian.cayzer@kerleys.com.au

Indicative Selling Price \$555,000 **Median House Price**

September quarter 2023: \$980,000

Damian Cayzer 03 5258 4100 0416 035 000









Property Type: Land Land Size: 576 sqm approx

Agent Comments

Comparable Properties



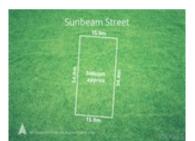
43 Shorebreak Way OCEAN GROVE 3226

(REI/VG)





Price: \$550,000 Method: Private Sale Date: 01/02/2023 Property Type: Land Land Size: 560 sqm approx **Agent Comments**



10 Sunbeam St OCEAN GROVE 3226 (REI/VG) Agent Comments

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Price: \$550,000 Method: Private Sale Date: 10/10/2022 Property Type: Land Land Size: 546 sqm approx

13 Launceston St OCEAN GROVE 3226 (VG)

Agent Comments

Price: \$545,000

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Method: Sale Date: 07/10/2022 Property Type: Land Land Size: 560 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



