

# 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 890 Speculant Street, 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 \$555,000

### Median sale price

Median price \$980,000

Property Type House

Suburb Ocean Grove

Period - From 01/07/2023

to 30/09/2023

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	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

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**Indicative Selling Price**

\$555,000

**Median House Price**

September quarter 2023: \$980,000



**Property Type:** Land

**Land Size:** 576 sqm approx

Agent Comments

## Comparable Properties



**43 Shorebreak Way OCEAN GROVE 3226 (REI/VG)**

Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 01/02/2023

**Property Type:** Land

**Land Size:** 560 sqm approx



**10 Sunbeam St OCEAN GROVE 3226 (REI/VG)**

Agent Comments



**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

**Method:** Sale

**Date:** 07/10/2022

**Property Type:** Land

**Land Size:** 560 sqm approx

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