

# 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 884 Ontario 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 \$528,000

### Median sale price

Median price \$975,000 Property Type House Suburb Ocean Grove

Period - From 01/10/2023 to 30/09/2024 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	21 Cremona St OCEAN GROVE 3226	\$552,500	23/10/2024
2	20 Ontario St OCEAN GROVE 3226	\$522,000	17/06/2024
3	24 Ontario St OCEAN GROVE 3226	\$510,000	13/05/2024

**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:

04/12/2024 14:30

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**Indicative Selling Price**

\$528,000

**Median House Price**

Year ending September 2024: \$975,000



**Property Type:** Land  
**Land Size:** 630 sqm approx  
**Agent Comments**

## Comparable Properties



**21 Cremona St OCEAN GROVE 3226 (REI)**

**Agent Comments**



**Price:** \$552,500  
**Method:** Private Sale  
**Date:** 23/10/2024  
**Property Type:** Land  
**Land Size:** 552 sqm approx

**20 Ontario St OCEAN GROVE 3226 (VG)**

**Agent Comments**



**Price:** \$522,000  
**Method:** Sale  
**Date:** 17/06/2024  
**Property Type:** Land  
**Land Size:** 629 sqm approx

**24 Ontario St OCEAN GROVE 3226 (VG)**

**Agent Comments**



**Price:** \$510,000  
**Method:** Sale  
**Date:** 13/05/2024  
**Property Type:** Land  
**Land Size:** 690 sqm approx

**Account - Kerleys Coastal RE | P: 03 52584100**