

# 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

41 SUNSET STRIP, OCEAN GROVE VIC 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$550,000

or range between

&

### Median sale price

Median price

\$482,450

Property type

VACANT LAND

Suburb

OCEAN GROVE

Period - From

March 2023

to

March 2024

Source

PRICEFINDER

### 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. 14 ARCTURUS ROAD, OCEAN GROVE, VIC 3226	\$510,000	20/03/2024
2. 37 SUNSET STRIP, OCEAN GROVE, VIC 3226	\$517,500	16/02/2024

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:

09.04.2024