

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode lot 882 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 \$438,000

### Median sale price

Median price \$491,000

Property Type Vacant land

Suburb Ocean Grove

Period - From 11/10/2023

to 10/10/2024

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	53 Shorebreak Way OCEAN GROVE 3226	\$480,000	09/07/2024
2	20 Scammell St OCEAN GROVE 3226	\$460,000	14/06/2024
3	23 Scammell St OCEAN GROVE 3226	\$426,000	06/06/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/10/2024 16:46

Damian Cayzer  
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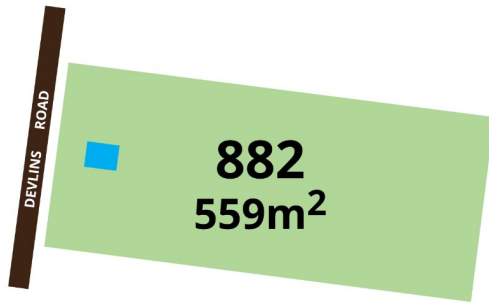
damian.cayzer@kerleys.com.au

**Indicative Selling Price**

\$438,000

**Median Land Price**

11/10/2023 - 10/10/2024: \$491,000



**Property Type:** Land  
**Land Size:** 559 sqm approx  
Agent Comments

## Comparable Properties



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

Agent Comments



**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 09/07/2024  
**Property Type:** Land  
**Land Size:** 560 sqm approx

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

Agent Comments



**Price:** \$460,000  
**Method:** Sale  
**Date:** 14/06/2024  
**Property Type:** Land  
**Land Size:** 557 sqm approx

**23 Scammell St OCEAN GROVE 3226 (VG)**

Agent Comments



**Price:** \$426,000  
**Method:** Sale  
**Date:** 06/06/2024  
**Property Type:** Land  
**Land Size:** 507 sqm approx

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