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

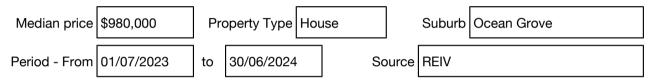
7 Ontario Street, Ocean Grove Vic 3226

Indicative selling price

For the meaning of this		

Single price \$530,000

Median sale price



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	16 Speculant St OCEAN GROVE 3226	\$528,000	14/05/2024
2	31 Holyhead St OCEAN GROVE 3226	\$520,000	10/10/2023
3	35 Duneview Dr OCEAN GROVE 3226	\$549,900	13/09/2023

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:

03/10/2024 09:03



7 Ontario Street, Ocean Grove Vic 3226



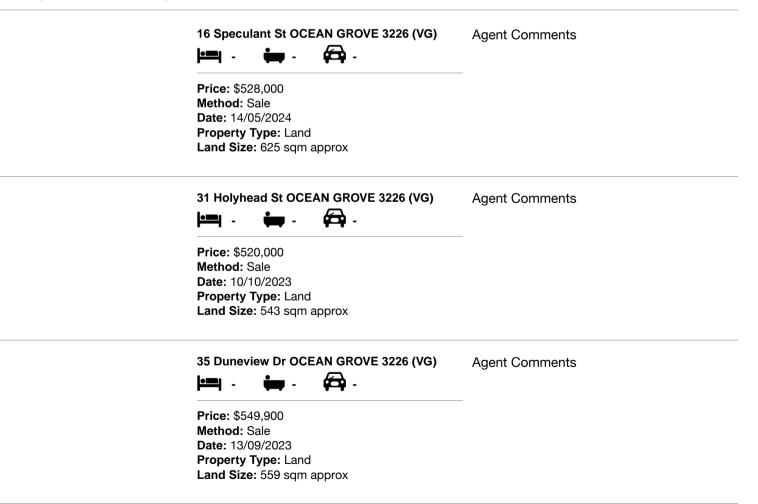


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Property Type: Land **Land Size:** 626 sqm approx Agent Comments Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$530,000 Median House Price Year ending June 2024: \$980,000

Comparable Properties



Account - Kerleys Coastal RE | P: 03 52584100

propertydata



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