

# 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 899 Scammell 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 \$487,000

### Median sale price

Median price \$491,000

Property Type Vacant land

Suburb Ocean Grove

Period - From 14/10/2023

to 13/10/2024

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.

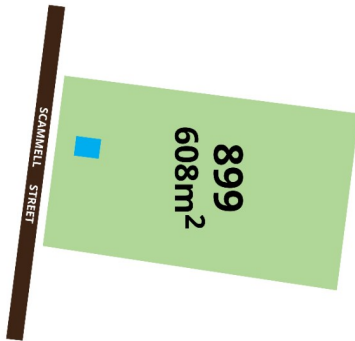
	Address of comparable property	Price	Date of sale
1	5 Rayville St OCEAN GROVE 3226	\$500,000	11/09/2024
2	70 Shorebreak Way OCEAN GROVE 3226	\$490,000	25/07/2024
3	14 Redbird St OCEAN GROVE 3226	\$510,000	31/05/2024

**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:

14/10/2024 12:10



Property Type: Land  
Land Size: 608 sqm approx  
Agent Comments

Indicative Selling Price

\$487,000

Median Land Price

14/10/2023 - 13/10/2024: \$491,000

## Comparable Properties



5 Rayville St OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$500,000  
Method: Private Sale  
Date: 11/09/2024  
Property Type: Land  
Land Size: 592 sqm approx



70 Shorebreak Way OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$490,000  
Method: Private Sale  
Date: 25/07/2024  
Property Type: Land  
Land Size: 582 sqm approx



14 Redbird St OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$510,000  
Method: Private Sale  
Date: 31/05/2024  
Property Type: Land  
Land Size: 621 sqm approx

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