

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

20 Awaroa Street, Ocean Grove Vic 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,150,000

Median sale price

Median price

\$990,000

Property Type

House

Suburb

Ocean Grove

Period - From

01/01/2023

to

31/12/2023

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	105 Empress Blvd OCEAN GROVE 3226	\$1,170,000	10/02/2024
2	99 Empress Blvd OCEAN GROVE 3226	\$1,070,000	28/02/2024
3	30 Wyrallah St OCEAN GROVE 3226	\$1,040,000	06/03/2024

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:

26/03/2024 16:26



 4  2  3

Property Type: House
Land Size: 629 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000
Median House Price
Year ending December 2023: \$990,000

Comparable Properties



105 Empress Blvd OCEAN GROVE 3226 (REI) **Agent Comments**

 4  2  2

Price: \$1,170,000
Method: Private Sale
Date: 10/02/2024
Property Type: House
Land Size: 560 sqm approx



99 Empress Blvd OCEAN GROVE 3226 (REI) **Agent Comments**

 4  2  2

Price: \$1,070,000
Method: Private Sale
Date: 28/02/2024
Property Type: House
Land Size: 578 sqm approx



30 Wyrallah St OCEAN GROVE 3226 (REI) **Agent Comments**

 3  2  2

Price: \$1,040,000
Method: Private Sale
Date: 06/03/2024
Property Type: House (Res)
Land Size: 621 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100