## 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

15 Amicus Street, Ocean Grove Vic 3226

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$850,000		&		\$920,000				
Median sale p	rice								
Median price	\$890,000	Pro	operty Type	Hou	se		Suburb	Ocean Grove	
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	9 Thetis St OCEAN GROVE 3226	\$920,000	29/01/2021
2	28-30 Marmion Cirt OCEAN GROVE 3226	\$915,000	18/06/2021
3	23-25 Omega Dr OCEAN GROVE 3226	\$883,000	03/03/2021

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:

16/09/2021 13:23









**Property Type:** Land Agent Comments

Indicative Selling Price \$850,000 - \$920,000 Median House Price June quarter 2021: \$890,000

# **Comparable Properties**



9 Thetis St OCEAN GROVE 3226 (REI/VG)



Price: \$920,000 Method: Private Sale Date: 29/01/2021 Property Type: House Land Size: 560 sqm approx Agent Comments

Agent Comments



28-30 Marmion Cirt OCEAN GROVE 3226 (REI) Agent Comments



Price: \$915,000 Method: Private Sale Date: 18/06/2021 Property Type: House Land Size: 660 sqm approx



23-25 Omega Dr OCEAN GROVE 3226 (REI)



Price: \$883,000 Method: Private Sale Date: 03/03/2021 Property Type: House Land Size: 660 sqm approx

#### Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326





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