

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$920,000

### Median sale price

Median price

\$890,000

Property Type

House

Suburb

Ocean Grove

Period - From

01/04/2021

to

30/06/2021

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	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)**

Agent Comments



**Price:** \$920,000

**Method:** Private Sale

**Date:** 29/01/2021

**Property Type:** House

**Land Size:** 560 sqm approx



**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)**

Agent Comments



**Price:** \$883,000

**Method:** Private Sale

**Date:** 03/03/2021

**Property Type:** House

**Land Size:** 660 sqm approx