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

Lot 905 Scammell Street, Ocean Grove Vic 3226

Indicative selling price

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

Single price $412,000

Median sale price

Median price $502,500	Property Type Vacant land	Suburb Ocean Grove
Period - From 01/12/2022 to 30/11/2023		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	52 Shorebreak Way OCEAN GROVE 3226	$480,000	20/02/2023
2	14 Rosewood Dr OCEAN GROVE 3226	$430,000	21/03/2023
3	7 Lady Earl Cr OCEAN GROVE 3226	$430,000	26/11/2022

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: 01/12/2023 16:29

CONSUMER AFFAIRS VICTORIA

Lot 905 Scammell Street, Ocean Grove Vic 3226

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Property Type:
Land Size: 493 sqm approx

Agent Comments

Indicative Selling Price
$412,000
Median Land Price
01/12/2022 - 30/11/2023: $502,500

Comparable Properties

52 Shorebreak Way OCEAN GROVE 3226 (VG)

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Price: $480,000
Method: Sale
Date: 20/02/2023
Property Type: Land
Land Size: 519 sqm approx

Agent Comments

14 Rosewood Dr OCEAN GROVE 3226 (VG)

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Price: $430,000
Method: Sale
Date: 21/03/2023
Property Type: Land
Land Size: 544 sqm approx

Agent Comments

7 Lady Earl Cr OCEAN GROVE 3226 (REI/VG)

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Price: $430,000
Method: Private Sale
Date: 26/11/2022
Property Type: Land
Land Size: 449 sqm approx

Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100