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	100 The Avenue, Ocean Grove Vic 3226
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$980,000	Pro	perty Type	House		Suburb	Ocean Grove
Period - From	01/07/2023	to	30/06/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	12 Kingfish Ct OCEAN GROVE 3226	\$1,310,000	30/05/2024
2	3 Tailor CI OCEAN GROVE 3226	\$1,230,000	27/07/2023
3	57 Field St.N OCEAN GROVE 3226	\$1,180,000	23/11/2023

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:	22/07/2024 16:29













Property Type: House Land Size: 811 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** Year ending June 2024: \$980,000

Comparable Properties



12 Kingfish Ct OCEAN GROVE 3226 (REI)





Price: \$1,310,000 Method: Private Sale Date: 30/05/2024 Property Type: House Land Size: 785 sqm approx **Agent Comments**



3 Tailor CI OCEAN GROVE 3226 (REI/VG)







Agent Comments

Price: \$1,230,000 Method: Private Sale Date: 27/07/2023 Property Type: House Land Size: 1152 sqm approx



57 Field St.N OCEAN GROVE 3226 (REI)





Price: \$1,180,000 Method: Private Sale Date: 23/11/2023 Property Type: House Land Size: 1043 sqm approx Agent Comments

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





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