

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

100 The Avenue, Ocean Grove Vic 3226

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$980,000

Property 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.

	Address of comparable property	Price	Date of sale
1	12 Kingfish Ct OCEAN GROVE 3226	\$1,310,000	30/05/2024
2	3 Tailor Cl 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



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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)

Agent Comments

4
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 2

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



3 Tailor CI OCEAN GROVE 3226 (REI/VG)

Agent Comments

3
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 4

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)

Agent Comments

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 4

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