

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 903 Scammell Street, Ocean Grove Vic 3226

Indicative selling price

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

Single price \$470,000

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 | 10 Sunbeam St OCEAN GROVE 3226 | \$550,000 | 10/10/2022 |
| 2 | 31 Holyhead St OCEAN GROVE 3226 | \$520,000 | 10/10/2023 |
| 3 | 14 Rosewood Dr OCEAN GROVE 3226 | \$430,000 | 21/03/2023 |

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:

01/12/2023 16:24



Property Type:
Land Size: 555 sqm approx
Agent Comments

Indicative Selling Price
\$470,000
Median Land Price
01/12/2022 - 30/11/2023: \$502,500

Comparable Properties



10 Sunbeam St OCEAN GROVE 3226 (REI/VG) **Agent Comments**



Price: \$550,000
Method: Private Sale
Date: 10/10/2022
Property Type: Land
Land Size: 546 sqm approx

31 Holyhead St OCEAN GROVE 3226 (VG) **Agent Comments**



Price: \$520,000
Method: Sale
Date: 10/10/2023
Property Type: Land
Land Size: 543 sqm approx

14 Rosewood Dr OCEAN GROVE 3226 (VG) **Agent Comments**



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