

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27b Asbury Street, Ocean Grove Vic 3226

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$917,500 Property Type Townhouse Suburb Ocean Grove

Period - From 07/02/2024 to 06/02/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 | 18b The Parade OCEAN GROVE 3226 | \$1,675,000 | 04/11/2024 |
| 2 | 112b Powell St OCEAN GROVE 3226 | \$1,500,000 | 30/10/2024 |
| 3 | 2/18 Osborne St OCEAN GROVE 3226 | \$1,550,000 | 16/08/2024 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/02/2025 16:46