

# 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

2 Holyhead Street, Ocean Grove Vic 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,165,000

Property Type

House

Suburb

Ocean Grove

Period - From

01/07/2022

to

30/09/2022

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	9 Cruickshank Av OCEAN GROVE 3226	\$1,350,000	01/09/2022
2	34 Cheviot Tce OCEAN GROVE 3226	\$1,350,000	06/05/2022
3	17 Cheviot Tce OCEAN GROVE 3226	\$1,300,000	12/04/2022

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:

21/12/2022 11:22



**Property Type:** House (Res)

**Land Size:** 663 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

September quarter 2022: \$1,165,000

## Comparable Properties



**9 Cruickshank Av OCEAN GROVE 3226 (REI/VG)**

Agent Comments



**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 01/09/2022

**Property Type:** House

**Land Size:** 785 sqm approx



**34 Cheviot Tce OCEAN GROVE 3226 (VG)**

Agent Comments



**Price:** \$1,350,000

**Method:** Sale

**Date:** 06/05/2022

**Property Type:** House (Res)

**Land Size:** 503 sqm approx

**17 Cheviot Tce OCEAN GROVE 3226 (VG)**

Agent Comments



**Price:** \$1,300,000

**Method:** Sale

**Date:** 12/04/2022

**Property Type:** House (Res)

**Land Size:** 622 sqm approx