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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,250,000		&		\$1,350,000			
Median sale p	rice							
Median price	\$1,165,000	Pro	operty Type	Hou	se		Suburb	Ocean Grove
Period - From	01/07/2022	to	30/09/2022		So	urce	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	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



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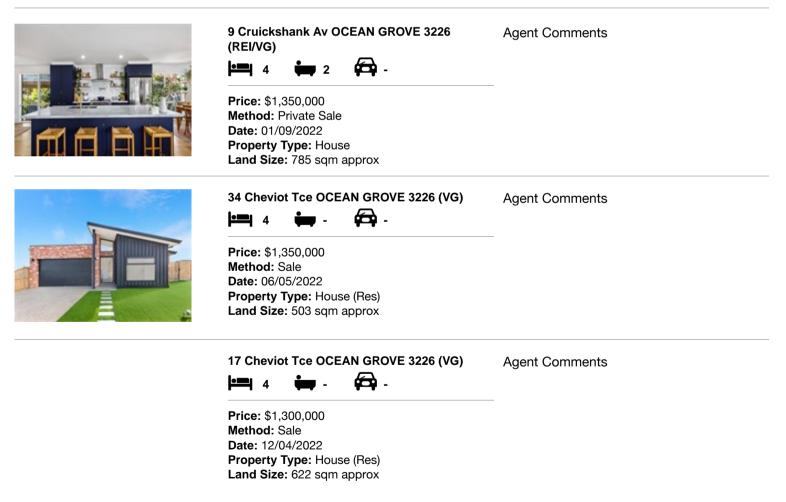






Property Type: House (Res) Land Size: 663 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price September quarter 2022: \$1,165,000

Comparable Properties



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



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