

# 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

10 Sandpiper Court, Ocean Grove Vic 3226

### Indicative selling price

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

Range between

\$775,000

&

\$850,000

### Median sale price

Median price

\$490,000

Property Type

Vacant land

Suburb

Ocean Grove

Period - From

13/11/2022

to

12/11/2023

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

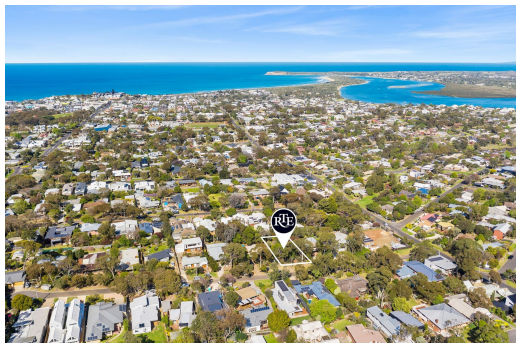
	Address of comparable property	Price	Date of sale
1	27 Asbury St OCEAN GROVE 3226	\$940,000	03/01/2023
2	10 Daintree Way OCEAN GROVE 3226	\$840,000	09/12/2022
3			

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 eighteen months.~~

This Statement of Information was prepared on:

13/11/2023 16:33



3 1 2

**Property Type:** House  
**Land Size:** 1668 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$775,000 - \$850,000  
**Median Land Price**  
13/11/2022 - 12/11/2023: \$490,000

## Comparable Properties

27 Asbury St OCEAN GROVE 3226 (REI)

**Agent Comments**

- - -

**Price:** \$940,000  
**Method:**  
**Date:** 03/01/2023  
**Property Type:** Land

10 Daintree Way OCEAN GROVE 3226 (REI)

**Agent Comments**

- - -

**Price:** \$840,000  
**Method:**  
**Date:** 09/12/2022  
**Property Type:** Land

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 eighteen months.

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