

# 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

Lot 880 Devlins Road, 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)

Single price \$451,000

### 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 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	17 Rayville St OCEAN GROVE 3226	\$510,000	19/10/2023
2	12 Awaroa Dr OCEAN GROVE 3226	\$490,000	25/07/2023
3	6 Rayville St OCEAN GROVE 3226	\$480,000	09/10/2023

**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:

01/12/2023 16:15



**Property Type:**  
**Land Size:** 571 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$451,000  
**Median Land Price**  
01/12/2022 - 30/11/2023: \$502,500

## Comparable Properties



**17 Rayville St OCEAN GROVE 3226 (REI)**

**Agent Comments**



**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 19/10/2023  
**Property Type:** Land  
**Land Size:** 592 sqm approx



**12 Awaroa Dr OCEAN GROVE 3226 (REI)**

**Agent Comments**



**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 25/07/2023  
**Property Type:** Land  
**Land Size:** 560 sqm approx

**6 Rayville St OCEAN GROVE 3226 (VG)**

**Agent Comments**



**Price:** \$480,000  
**Method:** Sale  
**Date:** 09/10/2023  
**Property Type:** Land  
**Land Size:** 591 sqm approx