

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

Lot 894 Scammell Street, Ocean Grove Vic 3226

Indicative selling price

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

Single price \$491,000

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 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	43 Shorebreak Way OCEAN GROVE 3226	\$550,000	01/02/2023
2	13 Launceston St OCEAN GROVE 3226	\$545,000	07/10/2022
3	12 Awaroa Dr OCEAN GROVE 3226	\$490,000	25/07/2023

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:

01/12/2023 16:35



Property Type:
Land Size: 576 sqm approx
Agent Comments

Indicative Selling Price
\$491,000
Median Land Price
01/12/2022 - 30/11/2023: \$502,500

Comparable Properties



43 Shorebreak Way OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 01/02/2023
Property Type: Land
Land Size: 560 sqm approx

13 Launceston St OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$545,000
Method: Sale
Date: 07/10/2022
Property Type: Land
Land Size: 560 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