Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	Lot 908 Scammell Street, Ocean Grove Vic 3226
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$476,000

Median sale price

Median price \$975,000	Pro	operty Type H	ouse		Suburb	Ocean Grove
Period - From 01/10/2023	to	30/09/2024	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	lot 891 Scammell St OCEAN GROVE 3226	\$482,000	05/11/2024
2	5 Scammell St OCEAN GROVE 3226	\$475,000	29/08/2024
3	lot 903 Scammell St OCEAN GROVE 3226	\$470,000	23/01/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	03/12/2024 10:24









Agent Comments

Indicative Selling Price \$476,000 **Median House Price** Year ending September 2024: \$975,000

Comparable Properties



lot 891 Scammell St OCEAN GROVE 3226 (REI)



Price: \$482,000 Method: Private Sale Date: 05/11/2024 Property Type: Land

Land Size: 576 sqm approx

Agent Comments

5 Scammell St OCEAN GROVE 3226 (VG)







Agent Comments

Price: \$475,000 Method: Sale Date: 29/08/2024 Property Type: Land

Land Size: 592 sqm approx



lot 903 Scammell St OCEAN GROVE 3226 (REI)



Price: \$470,000 Method: Private Sale Date: 23/01/2024 Property Type: Land

Land Size: 555 sqm approx

Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100





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