

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 2 Ocean Grove, Mount Eliza, VIC 3930

Indicative selling price

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

Price Range \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Eliza (3930)

Period - From 01/03/2023 to 29/02/2024 Source Corelogic

Comparable property sales

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
12A CRAWFORD STREET, MOUNT ELIZA VIC 3930	\$2,100,000	26/02/2024
5 GULLS WAY, FRANKSTON SOUTH VIC 3199	\$2,100,000	15/12/2023
8A MEADOW LANE, MOUNT ELIZA VIC 3930	\$2,000,000	06/03/2024

This Statement of Information was prepared on: 22/03/2024