

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

8 Cheviot Terrace, Ocean Grove Vic 3226

Indicative selling price

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

Range between \$485,000 & \$530,000

Median sale price

Median price \$490,000 Property Type Vacant land Suburb Ocean Grove

Period - From 08/11/2022 to 07/11/2023 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	10 Sunbeam St OCEAN GROVE 3226	\$550,000	10/10/2022
2	17 Rayville St OCEAN GROVE 3226	\$510,000	19/10/2023
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:

08/11/2023 14:53



Property Type: House (Res)

Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price

\$485,000 - \$530,000

Median Land Price

08/11/2022 - 07/11/2023: \$490,000

Comparable Properties



10 Sunbeam St OCEAN GROVE 3226 (REI/VG) Agent Comments



Price: \$550,000

Method: Private Sale

Date: 10/10/2022

Property Type: Land

Land Size: 546 sqm approx



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

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