

# 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 896 Speculant Street, 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 \$528,000

### Median sale price

Median price \$480,000

Property Type Vacant land

Suburb Ocean Grove

Period - From 27/03/2023

to 26/03/2024

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	31 Holyhead St OCEAN GROVE 3226	\$520,000	10/10/2023
2	17 Rayville St OCEAN GROVE 3226	\$510,000	19/10/2023
3	lot 890 Speculant St OCEAN GROVE 3226	\$491,000	23/01/2024

**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:

27/03/2024 09:42



**Property Type:**  
**Land Size:** 626 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$528,000  
**Median Land Price**  
27/03/2023 - 26/03/2024: \$480,000

## Comparable Properties

### 31 Holyhead St OCEAN GROVE 3226 (VG)

**Agent Comments**



**Price:** \$520,000  
**Method:** Sale  
**Date:** 10/10/2023  
**Property Type:** Land  
**Land Size:** 543 sqm approx



### 17 Rayville St OCEAN GROVE 3226 (REI/VG)

**Agent Comments**



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



### lot 890 Speculant St OCEAN GROVE 3226 (REI)

**Agent Comments**



**Price:** \$491,000  
**Method:** Private Sale  
**Date:** 23/01/2024  
**Property Type:** Land  
**Land Size:** 576 sqm approx