

# 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 10 Tuckfield 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$975,000 Property Type House Suburb Ocean Grove

Period - From 01/10/2023 to 30/09/2024 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	74 Field St.N OCEAN GROVE 3226	\$1,070,000	16/10/2024
2	9 Montague Way OCEAN GROVE 3226	\$1,085,000	19/07/2024
3	3 Foam St OCEAN GROVE 3226	\$1,100,000	17/07/2024

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: 26/11/2024 12:48



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending September 2024: \$975,000

## Comparable Properties



**74 Field St.N OCEAN GROVE 3226 (REI)**

Agent Comments



**Price:** \$1,070,000  
**Method:** Private Sale  
**Date:** 16/10/2024  
**Property Type:** House  
**Land Size:** 688 sqm approx



**9 Montague Way OCEAN GROVE 3226 (REI/VG)**

Agent Comments



**Price:** \$1,085,000  
**Method:** Private Sale  
**Date:** 19/07/2024  
**Property Type:** House  
**Land Size:** 1028 sqm approx



**3 Foam St OCEAN GROVE 3226 (REI/VG)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 17/07/2024  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx

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