#### 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

Range between \$1,050,000	&	\$1,150,000
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#### Median sale price

Median price	\$975,000	Pro	perty 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

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)





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



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)



Price: \$1,100,000 Method: Private Sale Date: 17/07/2024

Property Type: House (Res) Land Size: 604 sqm approx **Agent Comments** 

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