

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 22 Wattleside Drive, 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 \$479,999 & \$499,999

Median sale price

Median price \$487,000 Property Type Vacant land Suburb Ocean Grove

Period - From 18/03/2024 to 17/03/2025 Source Property Data

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	53 Shorebreak Way OCEAN GROVE 3226	\$480,000	09/07/2024
2	229 Coastal Blvd OCEAN GROVE 3226	\$509,900	04/06/2024
3	185 Coastal Blvd OCEAN GROVE 3226	\$465,900	03/02/2024

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: 18/03/2025 09:27