Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2-4 Allanwood Street, Ocean Grove Vic 3226

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,012,250	Pro	operty Type	Hous	se		Suburb	Ocean Grove
Period - From	01/10/2022	to	30/09/2023		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	12 Ripview Dr OCEAN GROVE 3226	\$1,290,000	06/09/2023
2	113 Shorebreak Way OCEAN GROVE 3226	\$1,225,000	31/10/2023
3	14 Limestone Way OCEAN GROVE 3226	\$1,200,000	29/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

05/12/2023 09:42



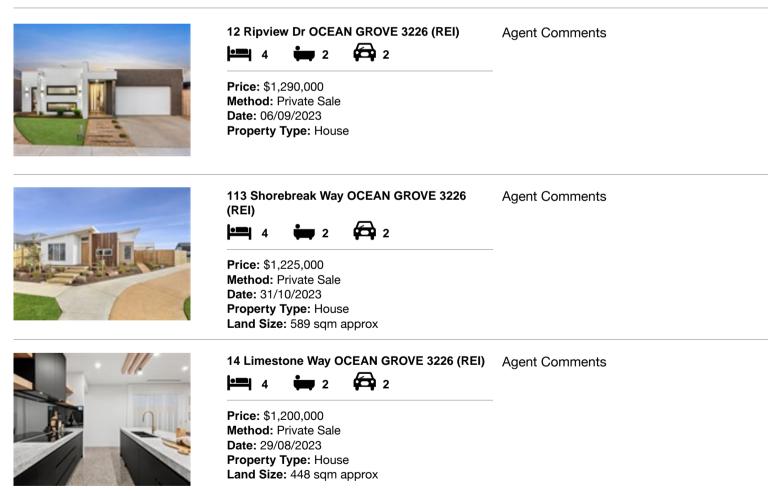






Property Type: Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price Year ending September 2023: \$1,012,250

Comparable Properties



Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326





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