

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2-4 Allanwood Street, Ocean Grove Vic 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,012,250

Property Type House

Suburb Ocean Grove

Period - From 01/10/2022

to

30/09/2023

Source 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.

	Address 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



12 Ripview Dr OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$1,290,000
Method: Private Sale
Date: 06/09/2023
Property Type: House



113 Shorebreak Way OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$1,225,000
Method: Private Sale
Date: 31/10/2023
Property Type: House
Land Size: 589 sqm approx



14 Limestone Way OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 29/08/2023
Property Type: House
Land Size: 448 sqm approx

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