

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 9 Phoenix 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

Single price \$1,295,000

Median sale price

Median price \$985,000

Property Type House

Suburb Ocean Grove

Period - From 03/04/2023

to 02/04/2024

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	21 Seascape Dr OCEAN GROVE 3226	\$1,250,000	01/03/2024
2	113 Shorebreak Way OCEAN GROVE 3226	\$1,225,000	31/10/2023
3	2-4 Allanwood St OCEAN GROVE 3226	\$1,200,000	25/02/2024

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:

03/04/2024 10:47



4 3 2

Property Type: House
Land Size: 768 sqm approx
Agent Comments

Indicative Selling Price
\$1,295,000
Median House Price
03/04/2023 - 02/04/2024: \$985,000

Comparable Properties



21 Seascape Dr OCEAN GROVE 3226 (REI)

Agent Comments

4 3 2

Price: \$1,250,000
Method: Private Sale
Date: 01/03/2024
Property Type: House
Land Size: 512 sqm approx



113 Shorebreak Way OCEAN GROVE 3226 (REI/VG)

Agent Comments

4 2 2

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



2-4 Allanwood St OCEAN GROVE 3226 (REI)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Private Sale
Date: 25/02/2024
Property Type: House (Res)
Land Size: 555 sqm approx

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