

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
Including suburb or
locality and postcode

lot 887 Ontario Street, Ocean Grove Vic 3226

Indicative selling price

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

Single price \$435,000

Median sale price

Median price \$480,000

Property Type Vacant land

Suburb Ocean Grove

Period - From 27/03/2023

to 26/03/2024

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	lot 886 Ontario St OCEAN GROVE 3226	\$473,000	01/02/2024
2	8 Cheviot Tce OCEAN GROVE 3226	\$455,000	30/11/2023
3	159 Devlins Rd OCEAN GROVE 3226	\$451,000	14/12/2023

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:

27/03/2024 09:37



Property Type:
Land Size: 490 sqm approx
Agent Comments

Indicative Selling Price
\$435,000
Median Land Price
27/03/2023 - 26/03/2024: \$480,000

Comparable Properties



lot 886 Ontario St OCEAN GROVE 3226 (REI) **Agent Comments**



Price: \$473,000
Method: Private Sale
Date: 01/02/2024
Property Type: Land
Land Size: 560 sqm approx

8 Cheviot Tce OCEAN GROVE 3226 (VG) **Agent Comments**



Price: \$455,000
Method: Sale
Date: 30/11/2023
Property Type: Land
Land Size: 576 sqm approx

159 Devlins Rd OCEAN GROVE 3226 (VG) **Agent Comments**



Price: \$451,000
Method: Sale
Date: 14/12/2023
Property Type: Land
Land Size: 571 sqm approx