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

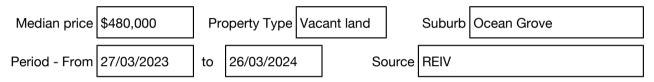
lot 887 Ontario Street, Ocean Grove Vic 3226

Indicative selling price

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

Single price \$435,000

Median sale price



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



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)

lot 886 Ontario St OCEAN GROVE 3226 (REI)

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

159 Devlins Rd OCEAN GROVE 3226 (VG)

errors, faults, defects or omissions in the information supplied.

Agent Comments

Agent Comments

Agent Comments



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

Account - Kerleys Coastal RE | P: 03 52584100



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