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

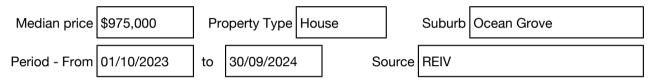
Lot 900 Scammell Street, Ocean Grove Vic 3226

Indicative selling price

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Single price \$569,000

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	21 Cremona St OCEAN GROVE 3226	\$552,500	23/10/2024
2	222 Coastal Blvd OCEAN GROVE 3226	\$585,900	24/07/2024
3	16 Speculant St OCEAN GROVE 3226	\$528,000	14/05/2024

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:

03/12/2024 10:31





Damian Cayzer

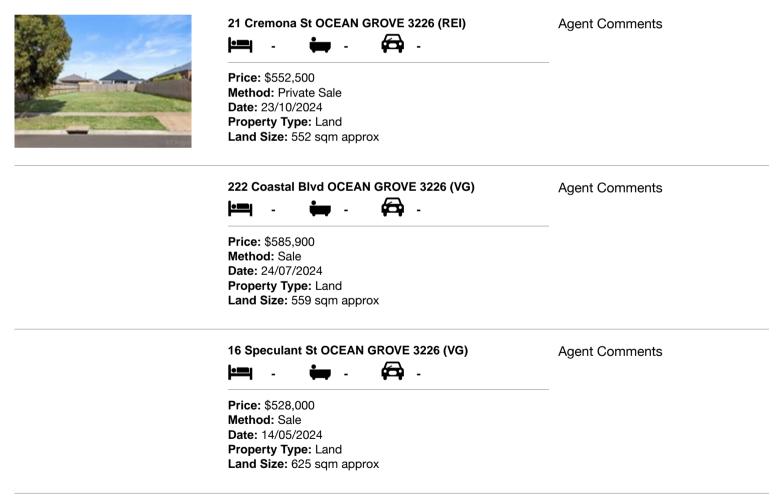




Property Type: Land **Land Size:** 556 sqm approx Agent Comments 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$569,000 Median House Price Year ending September 2024: \$975,000

Comparable Properties



Account - Kerleys Coastal RE | P: 03 52584100



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