

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

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

Single price \$569,000

Median sale price

Median price \$975,000

Property Type House

Suburb Ocean Grove

Period - From 01/10/2023

to 30/09/2024

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 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

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Indicative Selling Price
\$569,000

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



Property Type: Land
Land Size: 556 sqm approx
Agent Comments

Comparable Properties



21 Cremona St OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$552,500
Method: Private Sale
Date: 23/10/2024
Property Type: Land
Land Size: 552 sqm approx

222 Coastal Blvd OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$585,900
Method: Sale
Date: 24/07/2024
Property Type: Land
Land Size: 559 sqm approx

16 Speculant St OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$528,000
Method: Sale
Date: 14/05/2024
Property Type: Land
Land Size: 625 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100