

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

2/12-14 Hurst Street Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$685,000 & \$750,000

Median sale price

Median price

Property type

House

Suburb

Period - From

April 2023

to

June 2023

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. 7/69-71 The Avenue Ocean Grove	\$750,000	02/05/2023
2. 4/81-83 Powell Street, Ocean Grove	\$852,000	13/04/2023
3. 2/119 The Parade Ocean Grove	\$765,000	15/12/2022

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: 16/08/2023