## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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	55 Asbury Street West, Ocean Grove Vic 3226
Including suburb or	•
locality and postcode	

### Indicative selling price

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

Range between \$850,000 & \$930,000	Range between	\$850,000	&	\$930,000
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#### Median sale price

Median price	\$980,000	Pro	perty Type	House		Suburb	Ocean Grove
Period - From	01/07/2023	to	30/06/2024		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

Add	dress of comparable property	Price	Date of sale
1	70 Eggleston St OCEAN GROVE 3226	\$850,000	06/08/2024
2	26 Kestrel PI OCEAN GROVE 3226	\$940,000	04/04/2024
3	19 Platypus Ct OCEAN GROVE 3226	\$860,000	25/01/2024

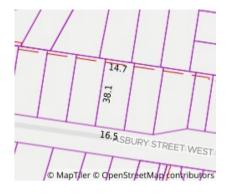
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	07/08/2024 12:55









**Indicative Selling Price** \$850,000 - \$930,000 **Median House Price** Year ending June 2024: \$980,000

# Comparable Properties



70 Eggleston St OCEAN GROVE 3226 (REI)

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Price: \$850,000 Method: Private Sale Date: 06/08/2024 Property Type: House Land Size: 640 sqm approx **Agent Comments** 



26 Kestrel PI OCEAN GROVE 3226 (REI/VG)

**=** 3





Price: \$940,000 Method: Private Sale Date: 04/04/2024

Property Type: House (Res) Land Size: 834 sqm approx

Agent Comments



19 Platypus Ct OCEAN GROVE 3226 (REI/VG)

Price: \$860.000 Method: Private Sale Date: 25/01/2024 Property Type: House Land Size: 632 sqm approx Agent Comments

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326





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