

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 and
postcode

7 ASBURY STREET WEST OCEAN GROVE VIC 3226

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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Land

Suburb

Ocean Grove

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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

10 MALLALUKA AVENUE OCEAN GROVE VIC 3226

\$2,070,000

27-Feb-22

21 THE AVENUE OCEAN GROVE VIC 3226

\$2,330,000

30-Jul-22

139 THE AVENUE OCEAN GROVE VIC 3226

\$1,650,000

07-Oct-22

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: 05 April 2023


10 MALLALUKA AVENUE OCEAN GROVE VIC 3226
 3  2  4

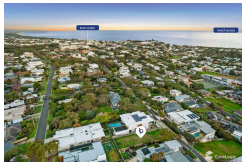
Sold Price

\$2,070,000

Sold Date

27-Feb-22

Distance

0.05km

21 THE AVENUE OCEAN GROVE VIC 3226
 -  -  -

Sold Price

\$2,330,000

Sold Date

30-Jul-22

Distance

0.38km

139 THE AVENUE OCEAN GROVE VIC 3226
 3  2  2

Sold Price

\$1,650,000

Sold Date

07-Oct-22

Distance

1.6km
RS = Recent sale

UN = Undisclosed Sale

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