# Statement of Information Single residential property located outside the Melbourne metropolitan area

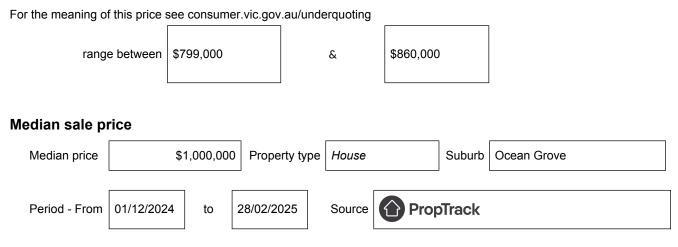
### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

15 Omega Drive, Ocean Grove, Vic 3226

#### Indicative selling 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 eighteen 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 Amicus Street, Ocean Grove, VIC 3226	\$875,000	28/02/2025
13 Trader St, Ocean Grove, VIC 3226	\$850,000	25/02/2025
24 Cheviot Terrace, Ocean Grove, VIC 3226	\$865,000	05/02/2025

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 03/03/2025

