

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

7 Speculant Street, Ocean Grove Vic 3226

Indicative selling price

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

Single price \$507,500

Median sale price

Median price \$980,000

Property 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	Price	Date of sale
1	16 Speculant St OCEAN GROVE 3226	\$528,000	14/05/2024
2	14 Arcturus Rd OCEAN GROVE 3226	\$510,000	20/03/2024
3	17 Rayville St OCEAN GROVE 3226	\$510,000	19/10/2023

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:

03/10/2024 08:59

7 Speculant Street, Ocean Grove Vic 3226



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Indicative Selling Price

\$507,500

Median House Price

Year ending June 2024: \$980,000



Property Type: Land

Land Size: 587 sqm approx

Agent Comments

Comparable Properties

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



14 Arcturus Rd OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 20/03/2024

Property Type: Land

Land Size: 585 sqm approx



17 Rayville St OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 19/10/2023

Property Type: Land

Land Size: 592 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



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