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

Lot 920 Cerberus Drive, Ocean Grove Vic 3226

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$740,000		&		\$800,000			
Median sale p	rice							
Median price	\$980,000	Pro	operty Type	Hou	se		Suburb	Ocean Grove
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	59 Cerberus Dr OCEAN GROVE 3226	\$921,000	27/06/2022
2	55 Cerberus Dr OCEAN GROVE 3226	\$900,000	28/06/2022
3	lot 914 Cerberus Dr OCEAN GROVE 3226	\$850,000	13/07/2023

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:

17/11/2023 15:48









Property Type: Land Size: 1041 sqm approx Agent Comments Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$740,000 - \$800,000 Median House Price September quarter 2023: \$980,000

Comparable Properties



59 Cerberus Dr OCEAN GROVE 3226 (REI/VG) Agent Comments



Price: \$921,000 Method: Private Sale Date: 27/06/2022 Property Type: Land (Res) Land Size: 1008 sqm approx



55 Cerberus Dr OCEAN GROVE 3226 (REI/VG) Agent Comments



Price: \$900,000 Method: Private Sale Date: 28/06/2022 Property Type: Land Land Size: 1014 sqm approx



lot 914 Cerberus Dr OCEAN GROVE 3226 (REI) Agent Comments



Price: \$850,000 Method: Private Sale Date: 13/07/2023 Property Type: Land Land Size: 1010 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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