

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

14 Sea Breeze Court, Ocean Grove Vic 3226

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$491,000

Property Type

Vacant land

Suburb

Ocean Grove

Period - From

22/07/2023

to

21/07/2024

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	26 Ripview Dr OCEAN GROVE 3226	\$627,900	21/03/2023
2	202 Coastal Blvd OCEAN GROVE 3226	\$587,900	18/06/2024
3	43 Shorebreak Way OCEAN GROVE 3226	\$550,000	01/02/2023

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:

22/07/2024 15:53



Property Type: Land
Land Size: 577 sqm approx
Agent Comments

Indicative Selling Price
 \$550,000 - \$600,000
Median Land Price
 22/07/2023 - 21/07/2024: \$491,000

Comparable Properties

26 Ripview Dr OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$627,900
Method: Sale
Date: 21/03/2023
Property Type: Land
Land Size: 576 sqm approx

202 Coastal Blvd OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$587,900
Method: Sale
Date: 18/06/2024
Property Type: Land
Land Size: 615 sqm approx



43 Shorebreak Way OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 01/02/2023
Property Type: Land
Land Size: 560 sqm approx

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