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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$550,000		&		\$600,000			
Median sale p	rice							
Median price	\$491,000	Pro	operty Type	Vac	ant land		Suburb	Ocean Grove
Period - From	22/07/2023	to	21/07/2024		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.

Add	lress 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)



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

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

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.