

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 446 Devlins Rd, Ocean Grove Vic 3226

Indicative selling price

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

Single price \$524,000

Median sale price

Median price \$1,050,000

Property Type House

Suburb Ocean Grove

Period - From 01/07/2022

to 30/06/2023

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	2 Lizzie La OCEAN GROVE 3226	\$650,000	20/05/2022
2	13 Rayville St OCEAN GROVE 3226	\$570,000	24/02/2023
3	13 Launceston St OCEAN GROVE 3226	\$545,000	07/10/2022

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:

19/07/2023 12:00

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Indicative Selling Price

\$524,000

Median House Price

Year ending June 2023: \$1,050,000



Property Type: Land

Land Size: 567 sqm approx

Agent Comments

Comparable Properties

2 Lizzie La OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 20/05/2022

Property Type: Land

Land Size: 509 sqm approx



13 Rayville St OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 24/02/2023

Property Type: Land

Land Size: 576 sqm approx

13 Launceston St OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$545,000

Method: Sale

Date: 07/10/2022

Property Type: Land

Land Size: 560 sqm approx