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

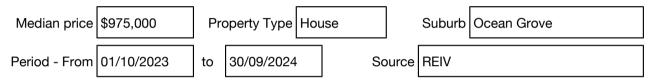
Lot 910 Ontario Street, Ocean Grove Vic 3226

Indicative selling price

			, , ,,
For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$479,000

Median sale price



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	7 Speculant St OCEAN GROVE 3226	\$496,000	18/11/2024
2	lot 888 Ontario St OCEAN GROVE 3226	\$477,000	21/10/2024
3	24 Ontario St OCEAN GROVE 3226	\$510,000	13/05/2024

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:

06/12/2024 13:51





Damian Cayzer





Property Type: Land **Land Size:** 591 sqm approx Agent Comments 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$479,000 Median House Price Year ending September 2024: \$975,000

Comparable Properties

36m 587m 5	7 Speculant St OCEAN GROVE 3226 (REI) Image: 1 Image: 1 Price: \$496,000 Method: Private Sale Date: 18/11/2024 Property Type: Land Land Size: 587 sqm approx	Agent Comments
OAKDENE	Iot 888 Ontario St OCEAN GROVE 3226 (REI) Image: 1 Image: 1 Price: \$477,000 Method: Private Sale Date: 21/10/2024 Property Type: Land Land Size: 626 sqm approx	Agent Comments
	24 Ontario St OCEAN GROVE 3226 (VG) Price: \$510,000 Method: Sale Date: 13/05/2024 Property Type: Land Land Size: 690 sqm approx	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100



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. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. 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.