

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode lot 895 Scammell Street, Ocean Grove Vic 3226

Indicative selling price

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

Single price \$461,000

Median sale price

Median price \$491,000

Property Type Vacant land

Suburb Ocean Grove

Period - From 14/10/2023

to 13/10/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	5 Rayville St OCEAN GROVE 3226	\$500,000	11/09/2024
2	70 Shorebreak Way OCEAN GROVE 3226	\$490,000	25/07/2024
3	20 Scammell St OCEAN GROVE 3226	\$460,000	14/06/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/10/2024 12:55

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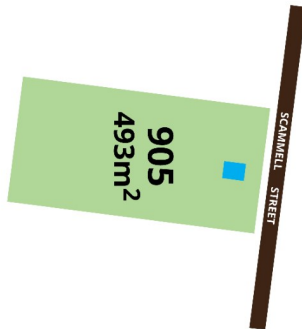
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Indicative Selling Price

\$461,000

Median Land Price

14/10/2023 - 13/10/2024: \$491,000



Property Type: Land

Land Size: 592 sqm approx

Agent Comments

Comparable Properties



5 Rayville St OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 11/09/2024

Property Type: Land

Land Size: 592 sqm approx



70 Shorebreak Way OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 25/07/2024

Property Type: Land

Land Size: 582 sqm approx

20 Scammell St OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$460,000

Method: Sale

Date: 14/06/2024

Property Type: Land

Land Size: 557 sqm approx

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