

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

22 Wattleside Drive, Ocean Grove Vic 3226

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$491,000

Property Type

Vacant land

Suburb

Ocean Grove

Period - From

24/07/2023

to

23/07/2024

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	35 Duneview Dr OCEAN GROVE 3226	\$549,900	13/09/2023
2	21 Wattleside Dr OCEAN GROVE 3226	\$484,900	15/05/2023
3	53 Shorebreak Way OCEAN GROVE 3226	\$480,000	09/07/2024

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:

24/07/2024 10:48



Property Type: Land
Land Size: 473 sqm approx
 Agent Comments

Indicative Selling Price
 \$480,000 - \$520,000
Median Land Price
 24/07/2023 - 23/07/2024: \$491,000

Comparable Properties

35 Duneview Dr OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$549,900
Method: Sale
Date: 13/09/2023
Property Type: Land
Land Size: 559 sqm approx

21 Wattleside Dr OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$484,900
Method: Sale
Date: 15/05/2023
Property Type: Land
Land Size: 479 sqm approx



53 Shorebreak Way OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 09/07/2024
Property Type: Land
Land Size: 560 sqm approx

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