Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 22 Wattleside Drive, Ocean Grove Vic 3226

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$480,000		&		\$520,000			
Median sale p	rice							
Median price	\$491,000	Pro	operty Type	Vac	ant land		Suburb	Ocean Grove
Period - From	24/07/2023	to	23/07/2024		So	ource	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	dress 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





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

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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propertydata

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