

# 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

23 Epworth Street, Ocean Grove Vic 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$950,000

&

\$1,030,000

### Median sale price

Median price

\$980,000

Property Type

House

Suburb

Ocean Grove

Period - From

01/07/2023

to

30/06/2024

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	9 Finch CI OCEAN GROVE 3226	\$1,060,000	27/10/2023
2	14 Sandpiper Ct OCEAN GROVE 3226	\$1,024,350	04/04/2023
3	5 Acacia Ct OCEAN GROVE 3226	\$975,000	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:

22/07/2024 13:56



3 1 0

Property Type: House  
Land Size: 771 sqm approx  
Agent Comments

Indicative Selling Price  
\$950,000 - \$1,030,000  
Median House Price  
Year ending June 2024: \$980,000

Comparable Properties



9 Finch CI OCEAN GROVE 3226 (REI/VG) Agent Comments

3 2 2

Price: \$1,060,000  
Method: Private Sale  
Date: 27/10/2023  
Property Type: House  
Land Size: 834 sqm approx



14 Sandpiper Ct OCEAN GROVE 3226 (REI/VG) Agent Comments

3 2 2

Price: \$1,024,350  
Method: Private Sale  
Date: 04/04/2023  
Property Type: House  
Land Size: 834 sqm approx



5 Acacia Ct OCEAN GROVE 3226 (REI/VG) Agent Comments

3 2 2

Price: \$975,000  
Method: Private Sale  
Date: 13/05/2024  
Property Type: House  
Land Size: 834 sqm approx

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