

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

24-25 Lilly Pilly Mews, Ocean Grove Vic 3226

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$965,000

Property Type

House

Suburb

Ocean Grove

Period - From

01/07/2021

to

30/09/2021

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	35 Holburn Rise OCEAN GROVE 3226	\$820,000	29/09/2021
2	7 Mowbray Dr OCEAN GROVE 3226	\$820,000	09/07/2021
3	28 Walyunga Mews OCEAN GROVE 3226	\$755,000	06/05/2021

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:

25/10/2021 14:29



Property Type: Land

Agent Comments

Indicative Selling Price

\$795,000

Median House Price

September quarter 2021: \$965,000

Comparable Properties



35 Holburn Rise OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 29/09/2021

Property Type: House

Land Size: 345 sqm approx



7 Mowbray Dr OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 09/07/2021

Property Type: House

Land Size: 239 sqm approx



28 Walyunga Mews OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$755,000

Method: Sale

Date: 06/05/2021

Property Type: House (Res)

Land Size: 413 sqm approx

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