# 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

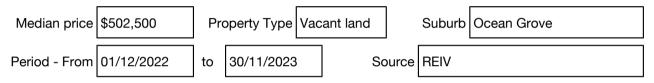
Lot 890 Scammell Street, Ocean Grove Vic 3226

# Indicative selling price

For the meaning of this		

Single price \$491,000

#### Median sale price



# 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	43 Shorebreak Way OCEAN GROVE 3226	\$550,000	01/02/2023
2	13 Launceston St OCEAN GROVE 3226	\$545,000	07/10/2022
3	12 Awaroa Dr OCEAN GROVE 3226	\$490,000	25/07/2023

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:

01/12/2023 16:21









**Property Type:** Land Size: 576 sqm approx Agent Comments Indicative Selling Price \$491,000 Median Land Price 01/12/2022 - 30/11/2023: \$502,500

# **Comparable Properties**



43 Shorebreak Way OCEAN GROVE 3226 (REI/VG)



Price: \$550,000 Method: Private Sale Date: 01/02/2023 Property Type: Land Land Size: 560 sqm approx

Agent Comments

Agent Comments

Agent Comments



Price: \$545,000 Method: Sale Date: 07/10/2022 Property Type: Land Land Size: 560 sqm approx



12 Awaroa Dr OCEAN GROVE 3226 (REI)

13 Launceston St OCEAN GROVE 3226 (VG)



Price: \$490,000 Method: Private Sale Date: 25/07/2023 Property Type: Land

Land Size: 560 sqm approx

#### Account - Kerleys Coastal RE | P: 03 52584100



propertydata

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