

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1A THE TERRACE, OCEAN GROVE, VIC

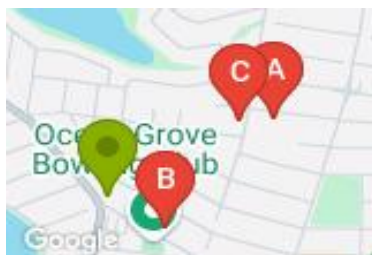
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Indicative Selling Price

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

Price Range: **\$1,060,000 to \$1,160,000**

MEDIAN SALE PRICE



OCEAN GROVE, VIC, 3226

Suburb Median Sale Price (House)

\$957,500

01 January 2024 to 31 December 2024

Provided by:

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



8 EPWORTH ST, OCEAN GROVE, VIC 3226

4 2 2

Sale Price

\$1,190,000

Sale Date: 30/05/2024

Distance from Property: 602m



19 THE TCE, OCEAN GROVE, VIC 3226

3 3 -

Sale Price

\$1,100,000

Sale Date: 17/11/2024

Distance from Property: 214m



74 FIELD ST, OCEAN GROVE, VIC 3226

4 1 2

Sale Price

\$1,070,000

Sale Date: 11/10/2024

Distance from Property: 504m



This report has been compiled on 29/01/2025 by Hodges Bellarine. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1A THE TERRACE, OCEAN GROVE, VIC 3226

Indicative selling price

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

Price Range:

\$1,060,000 to \$1,160,000

Median sale price

Median price

\$957,500

Property type

House

Suburb

OCEAN GROVE

Period

01 January 2024 to 31 December 2024

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8 EPWORTH ST, OCEAN GROVE, VIC 3226	\$1,190,000	30/05/2024
19 THE TCE, OCEAN GROVE, VIC 3226	\$1,100,000	17/11/2024
74 FIELD ST, OCEAN GROVE, VIC 3226	\$1,070,000	11/10/2024

This Statement of Information was prepared on:

29/01/2025