Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Lot 900 Scammell Street, Ocean Grove Vic 3226

Indicative selling price

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

Single price \$499,500

Median sale price

Median price	\$1,075,000	Pro	perty Type Ur	nit		Suburb	Ocean Grove
Period - From	01/01/2025	to	31/03/2025	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	7 Speculant St OCEAN GROVE 3226	\$496,000	18/11/2024
2	21 Cremona St OCEAN GROVE 3226	\$552,500	23/10/2024
3	5 Rayville St OCEAN GROVE 3226	\$500,000	11/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	30/04/2025 15:38





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Indicative Selling Price \$499,500 **Median Unit Price** March quarter 2025: \$1,075,000





Agent Comments

Comparable Properties



7 Speculant St OCEAN GROVE 3226 (REI/VG)

Agent Comments

Price: \$496,000 Method: Private Sale Date: 18/11/2024 Property Type: Land

Land Size: 587 sqm approx

21 Cremona St OCEAN GROVE 3226 (REI)

Agent Comments

Agent Comments

Price: \$552,500 Method: Private Sale Date: 23/10/2024 Property Type: Land

Land Size: 552 sqm approx



5 Rayville St OCEAN GROVE 3226 (REI/VG)

Price: \$500,000 Method: Private Sale Date: 11/09/2024 Property Type: Land Land Size: 592 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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