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

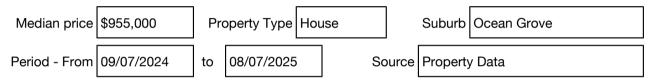
Lot 900 Scammell Street, Ocean Grove Vic 3226

Indicative selling price

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Single price \$485,000

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	lot 893 Scammell St OCEAN GROVE 3226	\$485,000	04/12/2024
2	lot 891 Scammell St OCEAN GROVE 3226	\$482,000	05/11/2024
3	lot 899 Scammell St OCEAN GROVE 3226	\$487,000	28/10/2024

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:

09/07/2025 16:08









Property Type: Land **Land Size:** 556 sqm approx Agent Comments Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$485,000 Median House Price 09/07/2024 - 08/07/2025: \$955,000

Comparable Properties

	Iot 893 Scammell St OCEAN GROVE 3226 (REI) Image: Price: \$485,000 Method: Private Sale Date: 04/12/2024 Property Type: Land Land Size: 576 sqm approx	Agent Comments
OAKDENE	Iot 891 Scammell St OCEAN GROVE 3226 (REI) Image: Price: \$482,000 Method: Private Sale Date: 05/11/2024 Property Type: Land Land Size: 576 sqm approx	Agent Comments
	Iot 899 Scammell St OCEAN GROVE 3226 (REI) Image: Price: \$487,000 Method: Private Sale Date: 28/10/2024 Property Type: Land Land Size: 608 sqm approx	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100



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