

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 and
postcode

37 SUNSET STRIP OCEAN GROVE VIC 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$503,750

Property type

Land

Suburb

Ocean Grove

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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

30 BELVEDERE TERRACE OCEAN GROVE VIC 3226	\$515,000	08-Sep-23
20 RIPVIEW DRIVE OCEAN GROVE VIC 3226	\$555,900	07-Feb-23
13 RAYVILLE STREET OCEAN GROVE VIC 3226	\$570,000	24-Feb-23

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 November 2023



30 BELVEDERE TERRACE OCEAN GROVE VIC 3226

Sold Price

RS

\$515,000

Sold Date

08-Sep-23



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Distance

0.72km



20 RIPVIEW DRIVE OCEAN GROVE VIC 3226

Sold Price

\$555,900

Sold Date

07-Feb-23



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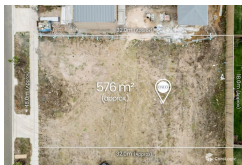
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Distance

1.97km



13 RAYVILLE STREET OCEAN GROVE VIC 3226

Sold Price

\$570,000

Sold Date

24-Feb-23



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Distance

2.22km

RS = Recent sale

UN = Undisclosed Sale

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