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: 18 Teatree Close, Ocean Grove Vic 3226

Indicative selling price

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

Range between $900,000 $990,000

Median sale price

Median price $1,012,250 Property Type House Suburb Ocean Grove

Period - From 01/10/2022 to 30/09/2023 Source 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	Price	Date of sale
1	123 Sunset Stp OCEAN GROVE 3226	$755,000	28/10/2023
2	3 Avon Ct OCEAN GROVE 3226	$769,000	10/03/2023
3	118 Aldebaran Rd OCEAN GROVE 3226	$730,000	10/11/2022

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: 03.05.2024

18 Teatree Close, Ocean Grove Vic 3226



4 -

Property Type:
Divorce/Estate/Family Transfers
Land Size: 631 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
Year ending September 2023: $1,012,250

Comparable Properties

123 Sunset Stp OCEAN GROVE 3226 (REI)

- - -

Price: $755,000
Method:
Date: 28/10/2023
Property Type: House

Agent Comments

3 Avon Ct OCEAN GROVE 3226 (REI)

- - -

Price: $769,000
Method:
Date: 10/03/2023
Property Type: House

Agent Comments

118 Aldebaran Rd OCEAN GROVE 3226 (REI)

- - -

Price: $730,000
Method:
Date: 10/11/2022
Property Type: House

Agent Comments

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326

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