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	59 Powell Street West, Ocean Grove Vic 3226

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $975,000 Property Type House Suburb Ocean Grove

Period - From 29/07/2023 to 28/07/2024 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	32 Epworth St OCEAN GROVE 3226	$1,450,000	07/05/2024
2	16 Finch Cl OCEAN GROVE 3226	$1,475,000	29/03/2024
3	139 The Avenue OCEAN GROVE 3226	$1,700,000	13/11/2023

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: 29/07/2024 12:41

59 Powell Street West, Ocean Grove Vic 3226



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Property Type:
Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
29/07/2023 - 28/07/2024: $975,000

Comparable Properties



32 Epworth St OCEAN GROVE 3226 (REI)

3 1 2

Price: $1,450,000
Method: Private Sale
Date: 07/05/2024
Property Type: House
Land Size: 1053 sqm approx

Agent Comments



16 Finch Cl OCEAN GROVE 3226 (REI/VG)

3 3 3

Price: $1,475,000
Method: Private Sale
Date: 29/03/2024
Property Type: House
Land Size: 834 sqm approx

Agent Comments



139 The Avenue OCEAN GROVE 3226 (REI)

- - -

Price: $1,700,000
Method: Private Sale
Date: 13/11/2023
Property Type: Land
Land Size: 815 sqm approx

Agent Comments

Account - Fletchers | P: 5258 2833

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