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	82 Empress Boulevard, Ocean Grove Vic 3226

Indicative selling price

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

Range between $1,020,000 & $1,080,000

Median sale price

Median price $982,500 Property Type House Suburb Ocean Grove

Period - From 01/04/2023 to 31/03/2024 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	7 Duneview Dr OCEAN GROVE 3226	$1,030,000	23/05/2024
2	100 Empress Blvd OCEAN GROVE 3226	$990,000	25/06/2024
3	5 Speculant St OCEAN GROVE 3226	$1,110,000	24/06/2024

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: 04/07/2024 11:03

82 Empress Boulevard, Ocean Grove Vic 3226



4 2 2

Property Type: House
Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price
$1,020,000 - $1,080,000
Median House Price
Year ending March 2024: $982,500

Comparable Properties

7 Duneview Dr OCEAN GROVE 3226 (REI)

4 2 2

Agent Comments

Price: $1,030,000
Method:
Date: 23/05/2024
Property Type: House

100 Empress Blvd OCEAN GROVE 3226 (REI)

4 2 2

Agent Comments

Price: $990,000
Method:
Date: 25/06/2024
Property Type: House

5 Speculant St OCEAN GROVE 3226 (REI)

4 2 2

Agent Comments

Price: $1,110,000
Method:
Date: 24/06/2024
Property Type: House

Account - Fletchers | P: 5258 2833

REIV THE DIFFERENCE

propertydata .com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.