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	1 Richard Avenue, 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	$ 1,395,000	&	$ 1,495,000

Median sale price

Median price	$1,210,000	Property type	*House*	Suburb	Ocean Grove Vic 3226
Period - From	June 2022	to	Sept 2022	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 38 Dare Street, Ocean Grove Vic 3226	$ 1,540,000	21 Jul 2022
2 2 Leon Court, Ocean Grove Vic 3226	$ 1,200,000	07 Jun 2022
3 274 Thacker Street, Ocean Grove Vic 3226	$ 1,310,000	10 May 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: 17/10/2021