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	2/39-41 Orton Street, Ocean Grove Vic 3226

Indicative selling price

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

Range between $895,000 & $950,000

Median sale price

Median price $861,000 Property Type Unit 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	2/97 The Terrace OCEAN GROVE 3226	$950,000	09/05/2023
2	2/31 Orton St OCEAN GROVE 3226	$960,000	12/04/2024
3	3/39-41 Orton St OCEAN GROVE 3226	$885,000	09/05/2024

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: 11/07/2024 14:25

2/39-41 Orton Street, Ocean Grove Vic 3226



3 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$895,000 - $950,000
Median Unit Price
Year ending March 2024: $861,000

Comparable Properties

2/97 The Terrace OCEAN GROVE 3226 (REI)

3 2 2

Agent Comments

Price: $950,000
Method:
Date: 09/05/2023
Property Type: Townhouse (Single)



2/31 Orton St OCEAN GROVE 3226 (REI/VG)

3 2 2

Agent Comments

Price: $960,000
Method: Private Sale
Date: 12/04/2024
Property Type: Townhouse (Res)
Land Size: 160 sqm approx



3/39-41 Orton St OCEAN GROVE 3226 (REI)

3 1 2

Agent Comments

Price: $885,000
Method: Private Sale
Date: 09/05/2024
Property Type: Townhouse (Single)
Land Size: 122 sqm approx

Account - Fletchers | P: 5258 2833

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