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	2/45 Epworth Street, Ocean Grove Vic 3226

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $980,000 Property Type House Suburb Ocean Grove

Period - From 01/07/2023 to 30/06/2024 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	17B Madeley St OCEAN GROVE 3226	$1,190,000	13/04/2024
2	1/3 Wyatt St OCEAN GROVE 3226	$1,130,000	03/04/2024
3	110a Draper St OCEAN GROVE 3226	$1,075,000	14/12/2023

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: 03/10/2024 11:50

2/45 Epworth Street, Ocean Grove Vic 3226



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Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending June 2024: $980,000

Comparable Properties



17B Madeley St OCEAN GROVE 3226 (REI/VG) Agent Comments

3 2 2

Price: $1,190,000
Method: Private Sale
Date: 13/04/2024
Property Type: House
Land Size: 421 sqm approx



1/3 Wyatt St OCEAN GROVE 3226 (REI/VG) Agent Comments

3 2 2

Price: $1,130,000
Method: Private Sale
Date: 03/04/2024
Property Type: House
Land Size: 417 sqm approx



110a Draper St OCEAN GROVE 3226 (REI/VG) Agent Comments

3 2 1

Price: $1,075,000
Method: Private Sale
Date: 14/12/2023
Property Type: House
Land Size: 412 sqm approx

Account - Fletchers | P: 5258 2833

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