# 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

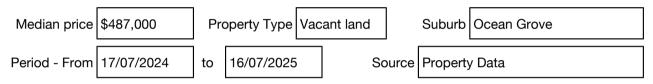
124 Dare Street, Ocean Grove Vic 3226

# Indicative selling price

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For the	meaning	of this	price s	see cons	umer.vic.	.dov.au/	undera	uotina
		••••••	p				a	

Single price \$2,700,000

#### Median sale price



# 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale	
1			
2			
3			

#### OR

**B**<sup>\*</sup> 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 eighteen months.

This Statement of Information was prepared on:

17/07/2025 20:34









**Property Type:** House (Res) **Land Size:** 814 sqm approx Agent Comments Indicative Selling Price \$2,700,000 Median Land Price 17/07/2024 - 16/07/2025: \$487,000

# **Comparable Properties**

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 eighteen months.

# Account - D PROPERTY PTY LTD | P: 03 9017 3444

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