# 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

Lot 900 Scammell Street, Ocean Grove Vic 3226

# Indicative selling price

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Single price \$485,000

#### 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 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	lot 893 Scammell St OCEAN GROVE 3226	\$485,000	04/12/2024
2	lot 891 Scammell St OCEAN GROVE 3226	\$482,000	05/11/2024
3	lot 899 Scammell St OCEAN GROVE 3226	\$487,000	28/10/2024

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:

09/07/2025 16:08









**Property Type:** Land **Land Size:** 556 sqm approx Agent Comments Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$485,000 Median House Price 09/07/2024 - 08/07/2025: \$955,000

# **Comparable Properties**

	Iot 893 Scammell St OCEAN GROVE 3226 (REI)   Image: Price: \$485,000   Method: Private Sale   Date: 04/12/2024   Property Type: Land   Land Size: 576 sqm approx	Agent Comments
OAKDENE	Iot 891 Scammell St OCEAN GROVE 3226 (REI)   Image: Price: \$482,000   Method: Private Sale   Date: 05/11/2024   Property Type: Land   Land Size: 576 sqm approx	Agent Comments
	Iot 899 Scammell St OCEAN GROVE 3226 (REI)   Image: Price: \$487,000   Method: Private Sale   Date: 28/10/2024   Property Type: Land   Land Size: 608 sqm approx	Agent Comments

# Account - Kerleys Coastal RE | P: 03 52584100



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