Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 20 Tuckfield Street, Ocean Grove Vic 3226

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|-------------|
| Range betweer | \$850,000 | | & | | \$935,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$975,000 | Pro | operty Type | Hou | ise | | Suburb | Ocean Grove |
| Period - From | 01/10/2023 | to | 30/09/2024 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|----------------------------------|-----------|--------------|
| 1 | 23 Epworth St OCEAN GROVE 3226 | \$950,000 | 11/10/2024 |
| 2 | 21 Wilkinson Ct OCEAN GROVE 3226 | \$800,000 | 19/09/2024 |
| 3 | 40 Field St.N OCEAN GROVE 3226 | \$940,000 | 18/06/2024 |

OR

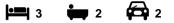
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

31/10/2024 15:56







Property Type: House Land Size: 706 sqm approx Agent Comments

Indicative Selling Price \$850,000 - \$935,000 Median House Price Year ending September 2024: \$975,000

Comparable Properties



23 Epworth St OCEAN GROVE 3226 (REI)



Price: \$950.000 Method: Private Sale Date: 11/10/2024 Property Type: House Land Size: 771 sqm approx Agent Comments



21 Wilkinson Ct OCEAN GROVE 3226 (REI) 3

Agent Comments

Price: \$800,000 Method: Private Sale Date: 19/09/2024 Property Type: House Land Size: 631 sqm approx

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40 Field St.N OCEAN GROVE 3226 (REI)



60 1

Agent Comments



Account - Jellis Craig Barwon Heads



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