Statement of Information

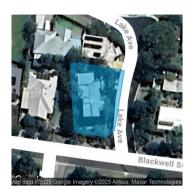
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Prope | rty offered for sale | | | | | | | | |
|--|---|---------|----------------|----------|--------------------|-------|------------------|------------|--------------|
| | Address 90 L luding suburb or ty and postcode | ake Ave | enue, Ocean G | Grove Vi | c 3226 | | | | |
| Indica | tive selling price | | | | | | | | |
| For the | meaning of this price | see cor | nsumer.vic.gov | /.au/und | derquo | ting | | | |
| Range between \$1,750,000 | | | & | | \$1,850,000 | | | | |
| Media | n sale price | | _ | | | | | | |
| Medi | ian price \$950,000 | Pr | roperty Type | House | | | Suburb | Ocean Grov | re |
| Perio | d - From 01/07/2024 | to | 30/06/2025 | | Sc | urce | REIV | | |
| Comp | arable property sal | es (*De | elete A or B I | below | as ap _l | olica | ble) | | |
| A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale. | | | | | | | | | |
| Address of comparable property | | | | | | | P | rice | Date of sale |
| 1 | | | | | | | | | |
| 2 | | | | | | | | | |
| 3 | | | | | | | | | |
| OR | | | | | | | | | |
| B* | The estate agent or a properties were sold | _ | • | | - | | | | • |
| This Statement of Information was prepared on: | | | | | | on: | 22/07/2025 17:06 | | |









Rooms: 8

Property Type: House (Previously

Occupied - Detached) **Land Size:** 643 sqm approx

Agent Comments

Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price Year ending June 2025: \$950,000

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 - Fletchers | P: 03 5258 2833



