

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 22 Lyrebird Street, Ocean Grove Vic 3226
Including suburb or locality and postcode

Indicative selling price

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

Range between \$830,000 & \$880,000

Median sale price

Median price \$697,466 Property Type House Suburb Ocean Grove

Period - From 01/01/2019 to 31/12/2019 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	87 Draper St OCEAN GROVE 3226	\$845,000	03/12/2019
2	33 Madeley St OCEAN GROVE 3226	\$840,000	12/11/2019
3	4 Presidents Av OCEAN GROVE 3226	\$822,500	29/04/2019

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: 04/02/2020 15:13

22 Lyrebird Street, Ocean Grove Vic 3226



Property Type: House (Previously Occupied - Detached)

Land Size: 632 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$830,000 - \$880,000

Median House Price

Year ending December 2019: \$697,466

Comparable Properties



87 Draper St OCEAN GROVE 3226 (REI)

[Agent Comments](#)



Price: \$845,000

Method: Private Sale

Date: 03/12/2019

Rooms: 5

Property Type: House

Land Size: 707 sqm approx



33 Madeley St OCEAN GROVE 3226 (REI/VG)

[Agent Comments](#)



Price: \$840,000

Method: Private Sale

Date: 12/11/2019

Property Type: House

Land Size: 556 sqm approx



4 Presidents Av OCEAN GROVE 3226 (REI/VG)

[Agent Comments](#)



Price: \$822,500

Method: Private Sale

Date: 29/04/2019

Property Type: House

Land Size: 669 sqm approx

Account - Fletchers | P: 5258 2833



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.