



• EST. 1928 •

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
including suburb or
locality and postcode

4/4 Wyatt Street, Ocean Grove, Victoria 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$

or range between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$570,000

*House

*Unit

X

Suburb
or locality

Ocean Grove

Period - From

Jan 2016

to

Jan 2017

Source

RP Data

Comparable property sales

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. 2/1 Platypus Court, Ocean Grove	\$630,000	04/01/2017
2. 1/72 Tuckfield Street, Ocean Grove	\$610,000	10/05/2017
3. 2/53B Draper Street, Ocean Grove	\$645,000	12/05/2017