

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

11/35 Wiltons Road, Ocean Grove Vic 3226

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$980,000

Property Type House

Suburb Ocean Grove

Period - From 01/07/2023

to 30/06/2024

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	1/25 Wallington Rd OCEAN GROVE 3226	\$522,500	08/02/2024
2	2/35 Wiltons Rd OCEAN GROVE 3226	\$570,000	23/06/2023
3	2/28-30 Wilkinson Ct OCEAN GROVE 3226	\$537,500	06/06/2023

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:

26/08/2024 09:16



Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



1/25 Wallington Rd OCEAN GROVE 3226 (REI/VG)

Agent Comments



Price: \$522,500

Method: Private Sale

Date: 08/02/2024

Property Type: Unit

Land Size: 103 sqm approx



2/35 Wiltons Rd OCEAN GROVE 3226 (VG)

Agent Comments



Price: \$570,000

Method: Sale

Date: 23/06/2023

Property Type: Flat/Unit/Apartment (Res)



2/28-30 Wilkinson Ct OCEAN GROVE 3226 (REI)

Agent Comments



Price: \$537,500

Method: Private Sale

Date: 06/06/2023

Property Type: Unit

Land Size: 123 sqm approx