

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

12/64-78 Wallington Rd, Ocean Grove

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$155,000

or range between

\$

&

\$

### Median sale price

Median price

\$190,000

Property type

Cabin

Suburb

Ocean Grove

Period - From

March 2023

to

March 2024

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. 12/64-78 Wallington Rd, Ocean Grove	\$190,000	12/05/2022
2. 14/64-78 Wallington Rd, Ocean Grove	\$185,000	19/09/2022
3. 16/64-78 Wallington Rd, Ocean Grove	\$180,000	15/11/2021

This Statement of Information was prepared on:

28/03/2024