

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 and
postcode

3 Wallington Road Ocean Grove VIC 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

\$790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$704,000

Property type

House

Suburb

Ocean Grove

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

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

23A Madeley Street Ocean Grove VIC 3226	\$849,500	13-Apr-19
20 Thacker Street Ocean Grove VIC 3226	\$815,000	08-Apr-20
103B Madeley Street Ocean Grove VIC 3226	\$845,000	12-Jun-20

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: 01 July 2020



23A Madeley Street Ocean Grove VIC 3226

 3  2  2

Sold Price

\$849,500

Sold Date

13-Apr-19

Distance

1.09km



20 Thacker Street Ocean Grove VIC 3226

 3  2  2

Sold Price

\$815,000

Sold Date

08-Apr-20

Distance

1.71km



103B Madeley Street Ocean Grove VIC 3226

 3  2  2

Sold Price

^{RS} **\$845,000**

Sold Date

12-Jun-20

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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