

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Cabin 14/64-78 Wallington Rd, Ocean Grove

### Indicative selling price

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

Single price \$\* or range between \$180,000 & \$190,000

### Median sale price

Median price \$1,150,000 Property type House Suburb Ocean Grove

Period - From August 2021 to August 2022 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. Cabin 12/64-78 Wallington Rd, Ocean Grove	\$190,000	12/05/2022
2. Cabin 16/64-78 Wallington Rd, Ocean Grove	\$180,000	15/11/2021
3. Cabin 21/6-14 The Terrace, Ocean Grove	\$190,000	16/03/2022

This Statement of Information was prepared on: 02/08/2022