

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale.

Address
Including suburb or
locality and postcode

1/45 Wyatt Street 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

\$*

or range between

&

Median sale price

Median price

\$657,000

Property type

Unit

Suburb

Ocean Grove

Period - From

March 2020

to

March 2021

Source

Realestate.com.au

Comparable property sales

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 1/40 Wyatt Street Ocean Grove	\$736,000	08.12.2020
2 1/159 The Avenue Ocean Grove	\$715,000	10.12.2020
3 1/73-75 Dare Street Ocean Grove	\$705,000	03.11.2020

This Statement of Information was prepared on:

18.03.2021