

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

42 Wyatt Street Ocean Grove Victoria 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 700,000 & 750,000

Median sale price

Median price \$705,000 Property type House Suburb Ocean Grove

Period - From April 2019 to April 2020 Source Realestate.com.au

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. 140 Asbury Street Ocean Grove	\$705,000	23.05.2019
2. 15B Raven Close Ocean Grove	750,000	24.03.2020
3. 24 Barramundi Crescent Ocean Grove	700,000	21.05.2019

This Statement of Information was prepared on: 28th of May 2020