

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

2/4 Wyatt St, 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 \$880,000 & \$950,000

Median sale price

Median price \$864,000 Property type House Suburb Ocean Grove

Period - From July 2021 to July 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. 4/29-31 Surfers Ave, Ocean Grove	\$945,000	03/06/2022
2. 2/66 Draper St, Ocean Grove	\$835,000	28/04/2022
3. 4/158 The Parade, Ocean Grove	\$927,500	31/03/2022

This Statement of Information was prepared on: 15/07/2022