

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

14/35-39 Wiltons Rd, Ocean Grove, VIC, 3226

### 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 \$495,000

or range between \$540,000

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### Median sale price

Median price \$1,165,000

Property type House

Suburb Ocean Grove

Period - From September 2021

to

September 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. 3/35-39 Wiltons Rd, Ocean Grove, VIC, 3226	\$534,000	04/05/2022
2. 6/19-21 Wallington Rd, Ocean Grove, VIC, 3226	\$600,000	15/03/2022
3.		

This Statement of Information was prepared on: 15/09/2022