

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

11/35 Wiltons Road, Ocean Grove Vic 3226

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$520,000

&

\$550,000

Median sale price

Median price

\$885,000

Property Type

Unit

Suburb

Ocean Grove

Period - From

01/01/2023

to

31/12/2023

Source

REIV

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	2/35 Wiltons Rd OCEAN GROVE 3226	\$570,000	23/06/2023
2	1/25 Wallington Rd OCEAN GROVE 3226	\$522,500	08/02/2024
3	14/35-39 Wiltons Rd OCEAN GROVE 3226	\$485,000	08/10/2022

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

12/03/2024 10:25



 2
  1
  1

Property Type: House

Agent Comments

Indicative Selling Price

\$520,000 - \$550,000

Median Unit Price

Year ending December 2023: \$885,000

Comparable Properties



2/35 Wiltons Rd OCEAN GROVE 3226 (VG)

Agent Comments

 2
  -
  -

Price: \$570,000

Method: Sale

Date: 23/06/2023

Property Type: Flat/Unit/Apartment (Res)



1/25 Wallington Rd OCEAN GROVE 3226 (REI)

Agent Comments

 2
  1
  1

Price: \$522,500

Method: Private Sale

Date: 08/02/2024

Property Type: Unit

Land Size: 103 sqm approx



14/35-39 Wiltons Rd OCEAN GROVE 3226 (VG)

Agent Comments

 3
  -
  -

Price: \$485,000

Method: Sale

Date: 08/10/2022

Property Type: Flat/Unit/Apartment (Res)