

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

1/3 Wyatt St, Ocean Grove

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\* or range between \$1,150,000 & \$1,200,000

### Median sale price

Median price \$995,000 Property type Residential house Suburb Ocean Grove

Period - From November 2022 to November 2023 Source Realestate.com.au

### 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
116a Asbury St, Ocean Grove	\$1,200,000	25/07/2023
1 Eggleston St, Ocean Grove	\$1,200,000	07/07/2023
1B Orton St, Ocean Grove	\$1,172,000	19/06/2023

This Statement of Information was prepared on: 21/11/2023