

# 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

14 Wilkinson Court, 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)

Range between \$960,000 & \$1,055,000

### Median sale price

Median price \$986,250 Property Type House Suburb Ocean Grove

Period - From 01/10/2023 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	103 Asbury St OCEAN GROVE 3226	\$1,150,000	09/07/2023
2	20 Teatree Cl OCEAN GROVE 3226	\$1,012,000	20/09/2023
3	38 Tuckfield St OCEAN GROVE 3226	\$920,000	18/09/2023

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:

12/02/2024 15:42

14 Wilkinson Court, Ocean Grove Vic 3226



 3    2    1

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 632 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$960,000 - \$1,055,000  
**Median House Price**  
December quarter 2023: \$986,250

## Comparable Properties



**103 Asbury St OCEAN GROVE 3226 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$1,150,000  
**Method:** Sale  
**Date:** 09/07/2023  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx



**20 Teatree Cl OCEAN GROVE 3226 (REI/VG)**

**Agent Comments**

 3    3    1

**Price:** \$1,012,000  
**Method:** Private Sale  
**Date:** 20/09/2023  
**Property Type:** House  
**Land Size:** 632 sqm approx



**38 Tuckfield St OCEAN GROVE 3226 (REI/VG)**

**Agent Comments**

 5    2    2

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 18/09/2023  
**Property Type:** House  
**Land Size:** 668 sqm approx

**Account - Fletchers** | P: 5258 2833



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.