

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 42a Wyatt Street, Ocean Grove Vic 3226
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,305,000 Property Type Townhouse Suburb Ocean Grove

Period - From 27/07/2022 to 26/07/2023 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 | 1/50 Orton St OCEAN GROVE 3226 | \$1,810,000 | 25/08/2022 |
| 2 | 82B Powell St OCEAN GROVE 3226 | \$1,600,000 | 07/06/2023 |
| 3 | 42b Wyatt St OCEAN GROVE 3226 | \$1,720,000 | 08/12/2022 |

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: 27/07/2023 10:17

42a Wyatt Street, Ocean Grove Vic 3226



 3  2  1

Property Type: Townhouse
Land Size: 380 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median Townhouse Price
27/07/2022 - 26/07/2023: \$1,305,000

Comparable Properties

1/50 Orton St OCEAN GROVE 3226 (REI)

Agent Comments

 3  2  2

Price: \$1,810,000
Method:
Date: 25/08/2022
Property Type: Unit

82B Powell St OCEAN GROVE 3226 (REI)

Agent Comments

 4  3  3

Price: \$1,600,000
Method:
Date: 07/06/2023
Property Type: Townhouse (Single)



42b Wyatt St OCEAN GROVE 3226 (VG)

Agent Comments

 3  -  -

Price: \$1,720,000
Method: Sale
Date: 08/12/2022
Property Type: House (Res)
Land Size: 380 sqm approx

Account - Fletchers | P: 5258 2833



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