

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 53 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 \$1,590,000 & \$1,690,000

Median sale price

Median price \$990,000 Property Type House 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	9 Sunrise Cl OCEAN GROVE 3226	\$1,675,000	17/07/2023
2	154 Aldebaran Rd OCEAN GROVE 3226	\$1,670,000	24/04/2023
3	139 The Avenue OCEAN GROVE 3226	\$1,650,000	13/10/2022

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: 16/01/2024 13:38