

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

1/12 Wiltons Road, Ocean Grove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$540,000 & \$590,000

Median sale price

Median price 615,000 Property type Unit Suburb Ocean Grove

Period - From Dec 2018 to Dec 2019 Source RP DATA

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 3/127 Bonnyvale Road, Ocean Grove	\$570,000	7/11/19
2 4/69-71 The Avenue, Ocean Grove	\$610,000	28/10/19
3 2/48 Powell Street, Ocean Grove	\$600,000	15/08/19

This Statement of Information was prepared on: 12th February 2020