

STATEMENT OF INFORMATION

Property offered for sale

(Address, including suburb or locality and postcode)

2-4 Fontaine Court, Ocean Grove, VIC 3226

Indicative selling price

(*Delete single price or range as applicable)

Range
between *\$890,000 & \$975,000

Median sale price

(Place 'x' in house or unit as applicable)

Median price	\$577,500	House	X	Unit	Suburb or locality	Ocean Grove, VIC, 3226
Period - From	March 2016	to	March 2017	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 eighteen months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1-3 Cantal Court, Ocean Grove, VIC 3226	\$925,000	20/01/2017
2 9-11 Fontaine Court, Ocean Grove, VIC, 3226	\$910,001	23/11/2015
3 53-55 Bellevue Drive, Ocean Grove, VIC, 3226	\$840,000	13/01/2016