

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

1/106 Asbury Street, Ocean Grove VIC 3226

Indicative selling price

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

Single price \$ **OR** Range between \$ 690,000 & \$ 740,000

Suburb house median sale price

Median price	\$ 699,000	Property Type	Townhouse	Suburb	Ocean Grove
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Period - From	July 2019	to	September 2019	Source	REIV
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Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agent and John Brodie consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2/97 The Terrace, Ocean Grove VIC 3226	\$ 735,000	05/12/2018
2 3/134 Powell Street East, Ocean Grove VIC 3226	\$ 720,000	14/07/2018
3 1/37 Presidents Avenue, Ocean Grove VIC 3226	\$ 695,000	04/03/2018

OR

B. RT Edgar Bellarine estate agent and John Brodie reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on 24/10/2019