RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

28 Northcote Road Ocean Grove 3226

Indicative selling price

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

Single price	$	**OR** Range between	$ 750,000	&	$ 795,000

Suburb house median sale price

Median price	$ 691,000	Property Type	House	Suburb	Ocean Grove
Period - From	April 2019	to	June 2019	Source	REIV

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 Brock Grainger consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 137 Powell Street East, Ocean Grove, VIC 3226	$ 835,000	25/07/2018
2 59 Endeavour Drive, Ocean Grove, VIC 3226	$ 820,000	26/06/2018
3 8 Knowle Court, Ocean Grove, VIC 3226	$ 803,000	18/09/2018

OR

B. RT Edgar Bellarine estate agent and Brock Grainger 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 16/09/2019