

RT Edgar

STATEMENT OF INFORMATION

4 September 2018

Property offered for sale

44 Powell Street West, Ocean Grove VIC 3226

Indicative selling price

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

Range between \$850,000 and \$930,000

Median sale price

Median Price \$685,000 Suburb or locality Ocean Grove Property Type House

Period From 01/04/2018 to 30/06/2018 Source REIV

Comparable property sales

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

Address of comparable property	Price	Date of sale
4 Powell Street West, Ocean Grove VIC 3226	\$940,000	28/03/2018
27 Dare Street, Ocean Grove VIC 3226	\$900,000	10/03/2018
35 Orton Street, Ocean Grove VIC 3226	\$870,000	09/02/2018