

RT Edgar

STATEMENT OF INFORMATION

15 January 2018

Property offered for sale

18 Madeley Street, Ocean Grove VIC 3226

Indicative selling price

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

Range between \$700,000 & \$760,000

Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$615,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	July 2017	to	Sept 2017	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 (John Brodie) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2 Eggleston Street, Ocean Grove, VIC 3226	\$740,000	27/09/2017
2 106 Draper Street, Ocean Grove, VIC 3226	\$710,000	01/10/2017
3 10 Madeley Street, Ocean Grove, VIC 3226	\$682,000	29/11/2017