

RT Edgar

STATEMENT OF INFORMATION

24 August 2017

Property offered for sale

20 Carinae Court, Ocean Grove, VIC 3226

Indicative selling price

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

Range
between \$600,000 & \$650,000

Median sale price

Median price	\$615,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	01/04/2017	to	30/06/2017	Source	PropertyData.com.au	

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 agent and John Brodie consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 21 Westleigh Court, Ocean Grove	\$630,000	06/10/2016
2 16 Trident Court, Ocean Grove	\$628,000	15/11/2016
3 22 Seawind Place, Ocean Grove	\$620,000	29/05/2017

