

RT Edgar

STATEMENT OF INFORMATION

28 June 2017

Property offered for sale

Yellow Gums Stage 6B Part 1, Ocean Grove 3226

Indicative selling price

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

Range
between \$530,000 & \$590,000

Median sale price

Median price	\$577,500	House	x	Unit	Suburb or locality	Ocean Grove
Period - From	1/3/16	to	1/3/17	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 Lot 139 Conran Drive, Ocean Grove	\$558,000	25/02/17
2 Lot 64 Conran Drive, Ocean Grove	\$550,000	25/02/17
3 Lot 62 Conran Drive, Ocean Grove	\$600,000	20/03/17