

RT Edgar

STATEMENT OF INFORMATION

13 November 2017

Property offered for sale

2/1 Sunrise Close, Ocean Grove

Indicative selling price

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

Range
between \$750,000 & \$820,000

Median sale price

Median price	\$577,500	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	Jan 2017	to	Mar 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 Brock Grainger consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 9 Sunrise Close, Ocean Grove	\$1,020,000	13/06/2016
2 2/27 Canis Crescent, Ocean Grove	\$899,999	25/05/2016
3 64b Draper Street, Ocean Grove	\$865,000	05/06/2017