

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

40 Eggleston Street, Ocean Grove, VIC 3226

Indicative selling price

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

SINGLE OR RANGE

Single price \$ _____	OR Range between	\$ 620,000 & \$ 680,000
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Suburb house median sale price

Median price	\$ 699,000	Property Type	House	Suburb	Ocean Grove
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Period - From	July 2019	to	September 2019	Source	REIV
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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 Ocean Grove estate agent and Brock Grainger consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 16 Lyrebird Street, Ocean Grove VIC 3226	\$ 687,500	26/09/2019
2 15 Teatree Close, Ocean Grove VIC 3226	\$ 685,000	14/07/2019
3 6 Teatree Close, Ocean Grove VIC 3226	\$ 630,000	02/06/2019

OR

B. RT Edgar Ocean Grove estate agent and Brock Grainger reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on 24/10/2019