

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

74 Lake Avenue, Ocean Grove VIC 3226

Indicative selling price

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

Single price	\$		OR Range between	\$ 650,000		& \$ 695,000
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Suburb house median sale price

Median price	\$ 691,000	Property Type	House	Suburb	Ocean Grove
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Period - From	April 2019	to	June 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 Elissa Holloway consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 24 Cuthbertson Drive, Ocean Grove	\$ 695,000	08/07/2019
2 54-56 Riviera Court, Ocean Grove	\$ 662,000	02/08/2019
3 5-7 Sunset Place, Ocean Grove	\$ 650,000	04/03/2019

OR

B. RT Edgar Ocean Grove estate agent and Elissa Holloway 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 16/09/2019