

RT Edgar

STATEMENT OF INFORMATION

22 February 2018

Property offered for sale

13 Capella Road, Ocean Grove VIC 3226

Indicative selling price

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

Range
between \$595,000 & \$650,000

Median sale price

Median price	\$639,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	Oct 2017	to	Dec 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 (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 27 Capella Road, Ocean Grove	\$667,500	13/09/2017
2 14 Canis Crescent, Ocean Grove	\$655,000	29/10/2017
3 5 Miriam Court, Ocean Grove	\$593,000	17/02/2018