

RT Edgar

STATEMENT OF INFORMATION

14 July 2018

Property offered for sale

Yellow Gums Estate, Ocean Grove, Stage 6B Part2

Indicative selling price

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

Single price	\$	OR Range between	\$475,000	&	\$545,000
--------------	----	------------------	-----------	---	-----------

Median sale price

Median price	\$640,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	January, 2018	to	March 2018	Source	RP Data	

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 Yellow Gums Estate	\$558,000	25.02.18
2 Lot 140 Yellow Gums Estate	\$510,000	25.02.17
3 Lot 141 Yellow Gums Estate	\$530,000	29.07.17