

RT Edgar

STATEMENT OF INFORMATION

5 January 2018

Property offered for sale

68 Fraser Crescent, Ocean Grove, VIC 3226

Indicative selling price

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

Single price \$595,000

Median sale price

Median price	\$615,000	House	X	Unit		Suburb or locality	Ocean Grove
Period - From	July 2017	to	Sept 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 59 Asbury Street West, Ocean Grove	\$603,000	24/6/2017
2 48 Field Street North, Ocean Grove	\$560,000	14/11/2017
3 38 Madeley Street, Ocean Grove	\$610,000	8/4/2017