

# RT Edgar

## STATEMENT OF INFORMATION

12 December 2017

### Property offered for sale

40 Orton Street, Ocean Grove. VIC 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between \$850,000 & \$920,000

### Median sale price

Median price	\$615,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	01/07/2017	to	30/09/2017	Source	REIV	

### Comparable property sales

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
<b>1</b> 11C Lookout Road, Ocean Grove	\$1,150,000	21/06/2017
<b>2</b> 18 The Avenue, Ocean Grove	\$1,090,000	15/06/2017
<b>3</b> 2/12 The Parade, Ocean Grove	\$1,030,000	16/10/2017