

RT Edgar

STATEMENT OF INFORMATION

9 February 2018

Property offered for sale

16 Emperor Drive, Ocean Grove. VIC 3226

Indicative selling price

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

Range
between \$1,000,000 & \$1,100,000

Median sale price

Median price	\$639,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	01/10/2017	to	31/12/2017	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 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 53 Ocean Throughway, Ocean Grove	\$1,145,000	24/04/2017
2 29 Ocean Throughway, Ocean Grove	\$1,020,000	06/05/2017
3 9 Sunrise Close, Ocean Grove	\$1,020,000	13/06/2016