

# RT Edgar

## STATEMENT OF INFORMATION

14 November 2017

### Property offered for sale

42 Cuthbertson Drive Ocean Grove 3226

### Indicative selling price

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

Range  
between \$610,000 & \$660,000

### Median sale price

|               |            |       |            |        |                    |      |
|---------------|------------|-------|------------|--------|--------------------|------|
| Median price  | \$615,000  | House | x          | Unit   | Suburb or locality | 3226 |
| Period - From | 01/07/2017 | to    | 30/09/2017 | 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 Felix Hakins consider to be most comparable to the property for sale.

| Address of comparable property       | Price     | Date of sale |
|--------------------------------------|-----------|--------------|
| 1 18 Richard Avenue Ocean Grove 3226 | \$670,000 | 28/08/2017   |
| 2 7 Wilkinson Court Ocean Grove 3226 | \$620,000 | 30/08/2017   |
| 3 79 Madeley Street Ocean Grove 3226 | \$700,000 | 16/10/2017   |