

RT Edgar

STATEMENT OF INFORMATION

27 October 2017

Property offered for sale

5 Miriam Court, Ocean Grove 3226

Indicative selling price

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

Range between \$575,000 \$625,000

Median sale price

Median price	\$637,500	House	x	Unit	Suburb or locality	Ocean Grove
Period - From	September 2017	to	October, 2017	Source	PDOL	

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last fourteen months that RT Edgar Barwon Heads estate agent and Andy Ingham consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 25 Bramwell Street, Ocean Grove	\$600,000	14/06/17
2 10 Rachel Court, Ocean Grove	\$610,000	15/12/16
3 1 Tailor Close, Ocean Grove	\$622,000	20/11/16