

RT Edgar

STATEMENT OF INFORMATION

13 June 2018

Property offered for sale

4 Hilda Avenue, Ocean Grove VIC 3226

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price	\$666,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	Jan 2018	to	Mar 2018	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 (Teresa Blick) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 68 Fraser Crescent, Ocean Grove	\$595,000	06/01/18
2 18 Seagull Grove, Ocean Grove	\$605,000	13/10/17
3 3 Crane Court, Ocean Grove	\$615,000	28/09/17