

RT Edgar

STATEMENT OF INFORMATION

22 November 2017

Property offered for sale

11 Platypus Court, Ocean Grove VIC 3226

Indicative selling price

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

Range
between \$595,000 & \$640,000

Median sale price

Median price	\$615,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	July 2017	to	Sept 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 Ocean Grove estate agent and Teresa Blick consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 30 Eggleston Street Ocean Grove VIC 3226	\$600,000	06/02/2017
2 25 Bramwell Street, Ocean Grove VIC 3226	\$600,000	14/06/2017
3 3 Crane Court, Ocean Grove VIC 3226	\$615,000	28/09/2017