

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

1/40 Pembroke Road Ocean Grove VIC 3226

Indicative selling price

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

Single price \$ **OR** Range \$ 500,000 & \$ 550,000
between

Suburb house median sale price

Median price	\$ 691,000	Property Type	Unit	Suburb	Ocean Grove
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Period - From	01/03/2019	to	30/06/2019	Source	REIV
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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 Point Lonsdale estate agent and Thomas Rogan consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 21 Melanie Place Ocean Grove VIC 3226	\$ 527,500	29/11/2018
2 2/91 Shell Road Ocean Grove VIC 3226	\$ 527,000	15/06/2018
3 1/33-35 Tareeda Way Ocean Grove VIC 3226	\$ 468,500	18/04/2018

OR

B. RT Edgar Point Lonsdale estate agent and Thomas Rogan reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on 16/09/2019