

RT Edgar

STATEMENT OF INFORMATION

27 August 2018

Property offered for sale

10 Cuttle Court, Ocean Grove 3226

Indicative selling price

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

OR Range
between

\$550,000

&

\$600,000

Median sale price

Median price	\$681,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	Jan 2018	to	Aug 2018	Source	Price Finder	

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 consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 9 Wilkinson Court, Ocean Grove	\$552,000	13/08/2018
2 8 Kingfish Court, Ocean Grove	\$590,000	17/07/2018
3 7 Cuttle Court, Ocean Grove	\$617,500	22/02/2018