

RT Edgar

STATEMENT OF INFORMATION

2 October 2017

Property offered for sale

27 Callistemon Court, Ocean Grove VIC 3226

Indicative selling price

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

Range
between \$690,000 & \$740,000

Median sale price

Median price	\$590,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	1 st Sep 2016	to	25 th Sep 2017	Source	CoreLogic	

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 John Brodie consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2 Eggleston Street, Ocean Grove	\$740,000	27/09/2017
2 44 Eggleston Street, Ocean Grove	\$684,000	29/09/2016
3 10 Kurrajong Court, Ocean Grove	\$680,000	20/02/2017