

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

23a Madeley Street Ocean Grove 3226

Indicative selling price

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

Single price \$849,500

Median sale price

Median Price \$700,000 Suburb or locality Ocean Grove Property Type Apt/Unit

Period From Oct 2018 to Dec 2018 Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agents and Aaron Jones consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10/97 The Terrace, Ocean Grove 3226	\$1,040,000	27/11/2018
2/58 Presidents Ave, Ocean Grove 3226	\$895,000	02/01/2019
2/9-11 The Parade, Ocean Grove 3226	\$860,000	18/01/2019