

# RT Edgar

## STATEMENT OF INFORMATION

5 March 2018

### Property offered for sale

13/12 Driftwood Street, Ocean Grove VIC 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between \$720,000 & \$775,000

### Median sale price

Median price	\$639,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	Oct 2017	to	Dec 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 (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 2/17 Lake Avenue, Ocean Grove, VIC 3226	\$785,000	28/12/2017
2 4/9-11 Parker Street, Ocean Grove, VIC 3226	\$785,000	15/02/2018
3 3/66 Thacker Street, Ocean Grove, VIC 3226	\$690,000	22/12/2017