

RT Edgar

STATEMENT OF INFORMATION

5 December 2017

Property offered for sale

41 Yellow Gum Drive Ocean Grove VIC 3226

Indicative selling price

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

Range
between \$1,800,000 & \$1,980,000

Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$615,000	House	x	Unit	Suburb or locality	Ocean Grove 3226
Period - From	01/07/2017	to	30/09/2017	Source	REIV	

Comparable property sales

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