

RT Edgar

STATEMENT OF INFORMATION

19th December 2018

Property offered for sale

43 Halibut Avenue Ocean Grove VIC 3226

Indicative selling price

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

Range between \$1,250,000 and \$1,350,000

Median sale price

Median Price \$685,000 Suburb or locality Ocean Grove 3226 Property Type House

Period From 01/07/2018 to 30/09/2018 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 Felix Hakens consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
14 Chaudenay Mews Ocean Grove 3226	\$1,022,500	23/06/2017
108 The Terrace Ocean Grove 3226	\$1,350,000	12/07/2017
14 Hill Street Ocean Grove 3226	\$1,235,000	29/05/2018