

RT Edgar

STATEMENT OF INFORMATION

19 October 2017

Property offered for sale

42 Epworth Street, Ocean Grove

Indicative selling price

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

Range
between \$870,000 & \$930,000

Median sale price

Median price	\$580,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	Sept 2016	to	Sept 2017	Source	RP Data	

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 Ocean Grove estate agent and Brock Grainger consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 15 Peers Cres, Ocean Grove	\$975,000	17/03/2017
2 21B Raven Close, Ocean Grove	\$950,000	06/01/2017
3 132 Powell Street, Ocean Grove	\$945,000	01/12/2016