

RT Edgar

STATEMENT OF INFORMATION

25/05/2018

Property offered for sale

16 The Parade, Ocean Grove VIC 3226

Indicative selling price

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

Range between \$1,030,000 and \$1,050,000

Median sale price

Median Price \$639,000 Suburb or locality Ocean Grove Property Type House

Period From Oct 2017 to Dec 2017 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 John Brodie consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 Madeley Street, Ocean Grove VIC 3226	\$1,070,000	16/11/2017
59 The Terrace, Ocean Grove VIC 3226	\$1,060,000	15/04/2017
2/12 The Parade, Ocean Grove VIC 3226	\$1,030,000	04/09/2017