

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

19 Wyatt Street, Ocean Grove VIC 3226

Indicative selling price

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

SINGLE OR RANGE

Single price \$	OR Range between	\$ 650,000 & \$ 700,000
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Suburb house median sale price

Median price	\$ 691,000	Property Type	House	Suburb	Ocean Grove
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Period - From	April 2019	to	June 2019	Source	REIV
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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 15 Teatree Close, Ocean Grove VIC 3226	\$ 685,000	12/07/2019
2 28 Watkin Street, Ocean Grove VIC 3226	\$ 650,000	17/04/2019
3 8 Madeley Street, Ocean Grove VIC 3226	\$ 685,000	27/02/2019

OR

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

This Statement of Information was prepared on 16/10/2019