

RT Edgar

STATEMENT OF INFORMATION

21 February 2018

Property offered for sale

1/37 Presidents Avenue, Ocean Grove VIC 3226

Indicative selling price

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

Range
between \$660,000 & \$720,000

Median sale price

Median price	\$639,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	Oct 2017	to	Dec 2017	Source	REIV	

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 (Teresa Blick) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2/20 Finch Close, Ocean Grove VIC 3226	\$670,000	18/11/2016
2 2/122 The Avenue, Ocean Grove VIC 3226	\$685,000	11/01/2017
3 88 Eggleston Street, Ocean Grove VIC 3226	\$688,000	04/02/2017