

RT Edgar

STATEMENT OF INFORMATION

1 March 2018

Property offered for sale

24 Montague Way, Ocean Grove VIC 3226

Indicative selling price

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

Range between \$595,000 & \$650,000

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 40 Belvedere Terrace, Ocean Grove	\$612,000	16/11/2017
2 11 Tareeda Way, Ocean Grove	\$590,000	14/11/2017
3 11 Heathwood Way, Ocean Grove	\$585,000	18/10/2017