

RT Edgar

STATEMENT OF INFORMATION

4 October 2017

Property offered for sale

11 Heathwood Way, Ocean Grove, VIC 3226

Indicative selling price

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

Range
between \$550,000 & \$605,000

Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$590,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	01/07/2017	to	30/09/2017	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 Brock Grainger consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 59 Seawind Place, Ocean Grove	\$590,000	05/11/2016
2 27 Alderbrook Drive, Ocean Grove	\$609,000	26/09/2016
3 17 Milborne Drive, Ocean Grove	\$575,000	31/01/2017