

RT Edgar

STATEMENT OF INFORMATION

2 August 2018

Property offered for sale

23 Heathwood Way, Ocean Grove, 3226

Indicative selling price

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

Single price	\$559,000	OR Range between	\$599,000
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Median sale price

Median price	\$650,000	House	x	Unit	Suburb or locality	Ocean Grove
Period - From	Jan 18	to	Aug 18	Source	RP Data	

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 Candace Harrison-Smith consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 19 Lightwood Grove	\$579,500	13/05/18
2 14 Splendour Walk	\$579,500	17/04/18
3 20 Silverwood Place	\$579,000	20/09/18