

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

26 Sunrise Close, Ocean Grove Vic 3226

Indicative selling price

Range between \$600,000 & \$650,000

Median sale price

(Place 'x' in house or unit as applicable)

Median price	\$577,500	House	X	Unit		Suburb or locality	Ocean Grove
Period - From	March 2016	to	March 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 Richard Poynder consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 23 Trevally Drive, Ocean Grove	\$622,500	24/4/2017
2 14 Coutta Court, Ocean Grove	\$640,000	06/09/2016
3 2/16 Seabreeze Court, Ocean Grove	\$575,000	22/09/2016