

RT Edgar

STATEMENT OF INFORMATION

21/03/2019

Property offered for sale

220 Shell Road Ocean Grove 3226

Indicative selling price

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

Range between \$530,000 and \$570,000

Median sale price

Median Price \$698,000 Suburb or locality Ocean Grove Property Type House

Period From Oct 2018 to Dec 2018 Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agents and Brock Grainger consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
9 Wilkinson Court, Ocean Grove VIC 3226	\$552,000	07/08/2018
7 Beresford Close, Ocean Grove VIC 3226	\$550,000	05/03/2019
21 Melanie Place, Ocean Grove VIC 3226	\$527,500	29/11/2018