

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

23 CRUICKSHANK AVE, OCEAN GROVE, VIC, 3226

Indicative selling price

Range between \$580,000 & \$620,000

Median sale price

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 John Brodie consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 5 Emperor Drive, Ocean Grove	\$630,000	11/05/16
2 15 Orton Street, Ocean Grove	\$600,000	02/03/16
3 23 Seabreeze Court, Ocean Grove	\$600,000	30/04/17