

# RT Edgar

## STATEMENT OF INFORMATION

16 November 2017

### Property offered for sale

4 Loch Ard Drive, Ocean Grove VIC 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between \$650,000 & \$690,000

### Median sale price

|               |           |       |           |        |                    |             |
|---------------|-----------|-------|-----------|--------|--------------------|-------------|
| Median price  | \$615,000 | House | X         | Unit   | Suburb or locality | Ocean Grove |
| Period - From | July 2017 | to    | Sept 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 Ocean Grove estate agent and Teresa Blick consider to be most comparable to the property for sale.

| Address of comparable property           | Price     | Date of sale |
|------------------------------------------|-----------|--------------|
| 1 3 Sheraton Court, Ocean Grove VIC 3226 | \$650,000 | 09/05/2017   |
| 2 137 Sunset Strip, Ocean Grove VIC 3226 | \$690,000 | 13/10/2017   |
| 3 20 Capella Road, Ocean Grove VIC 3226  | \$695,000 | 16/09/2017   |