

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

4 Presidents Ave Ocean Grove 3226

Indicative selling price

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

Single price \$830,000

Median sale price

Median Price \$702,500 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 Mallaluka Ave, Ocean Grove VIC 3226	\$825,000	31/05/2018
2 Stafford Court, Ocean Grove VIC 3226	\$810,000	18/05/2018
2 Dubourg Court, Ocean Grove VIC 3226	\$830,000	19/01/2018