

RT Edgar

STATEMENT OF INFORMATION

13 July 2017

Property offered for sale

257-259 Thacker Street, Ocean Grove, VIC 3226

Indicative selling price

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

Range
between \$975,000 & \$1,025,000

Median sale price

Median price	\$577,500	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	Jan 2017	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 Teresa Blick consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2 Woodlands Drive, Ocean Grove	\$950,000	8/02/2017
2 12 Woodlands Drive, Ocean Grove	\$1,005,000	22/05/2016
3 58 Woodlands Drive, Ocean Grove	\$1,005,000	15/12/2016