

RT Edgar

STATEMENT OF INFORMATION

30 October 2017

Property offered for sale

27 Blue Waters Drive, Ocean Grove VIC 3226

Indicative selling price

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

Range
between \$699,000 & \$760,000

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 10 Christopher Court, Ocean Grove VIC 3226	\$725,000	24/10/2016
2 1 Richard Avenue, Ocean Grove VIC 3226	\$743,000	12/04/2017
3 2 Surfers Avenue, Ocean Grove VIC 3226	\$705,000	5/06/2017