

RT Edgar

STATEMENT OF INFORMATION

23 August 2017

Property offered for sale

2/10 Wyatt Street, Ocean Grove, VIC 3226

Indicative selling price

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

Range
between \$430,000 & \$460,000

Median sale price

Median price	\$541,000	House	Unit	X	Suburb or locality	Ocean Grove
Period - From	01/04/2017	to	31/06/2017	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 agent and John Brodie consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 3/10 Wyatt Street, Ocean Grove	\$485,000	15/04/2016
2 4/62 Dare Street, Ocean Grove	\$440,000	13/09/2016
3 1/81-83 Powell Street, Ocean Grove	\$434,000	17/03/2017

