

# RT Edgar

## STATEMENT OF INFORMATION

14 February 2018

### Property offered for sale

5 Paris Court, 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 \$975,000 & \$1,065,000

### Median sale price

Median price \$639,000 House X Unit Suburb or locality Ocean Grove

Period - From Sept 2017 to Dec 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 Brock Grainger consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 14 Chaudenay Mews, Ocean Grove, VIC 3226	\$1,022,500	9/06/2017
2 29 Ocean Throughway, Ocean Grove, VIC 3226	\$1,020,000	06/05/2017
3 151 The Parade, Ocean Grove, VIC 3226	\$1,050,000	14/11/2016