

# RT Edgar

## STATEMENT OF INFORMATION

11 December 2017

### Property offered for sale

1 The Avenue, 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)

Single price \$1,250,000

### 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

RT Edgar Bellarine estate agent and John Brodie reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.