

RT Edgar

STATEMENT OF INFORMATION

20 October 2017

Property offered for sale

1/144 Asbury Street East, Ocean Grove

Indicative selling price

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

Range between \$640,000 & \$660,000

Median sale price

Median price	\$577,500	House	Unit	X	Suburb or locality	Ocean Grove
Period - From	Jan 2017	to	Mar 2017	Source	REIV	

Comparable property sales

(Delete A or B below as applicable, and delete this sentence)

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 53b Draper Street, Ocean Grove	\$645,000	12/05/2017
2 2/37 Epworth Street, Ocean Grove	\$619,000	28/09/2016
3 1/37 Epworth Street, Ocean Grove	\$610,000	31/10/2016