

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

143 The Parade, Ocean Grove, VIC, 3226

Indicative selling price

Range between *\$820,000 & \$900,000

Median sale price

Median price	\$580,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	Jan 2017	to	March 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 (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 148 The Avenue, Ocean Grove	\$850,000	19/08/2016
2 75 Draper Street, Ocean Grove	\$810,000	05/05/2017
3 57 The Parade, Ocean Grove	\$920,000	17/11/2016