

RT Edgar

STATEMENT OF INFORMATION

20 October 2017

Property offered for sale

1 & 2/61-69 Asbury Street West, Ocean Grove

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price	\$577,500	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	Jan 2017	to	Mar 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 4a Kurrajong Court, Ocean Grove	\$870,000	01/12/2016
2 95 Powell Street East, Ocean Grove	\$843,000	23/12/2016
3 1/94 The Avenue, Ocean Grove	\$820,000	10/05/2017