

RT Edgar

STATEMENT OF INFORMATION

7 March 2018

Property offered for sale

17 Merlan Street, Ocean Grove VIC 3226

Indicative selling price

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

Range between \$600,000 and \$660,000

Median sale price

Median Price \$639,000 Suburb or locality Ocean Grove Property Type House

Period From Oct 2017 to Dec 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 Bellarine estate agents and Aaron Jones consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12 Yarrow Street, Ocean Grove VIC 3226	\$750,000	11/01/2018
15 Marmion Circuit, Ocean Grove VIC 3226	\$740,000	15/12/2017
26 Tyro Street, Ocean Grove VIC 3226	\$645,000	19/12/2017