

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

(Address, including suburb or locality and postcode)

3/29-31 Surfers Ave, Ocean Grove, VIC, 3226

Indicative selling price

(*Delete single price or range as applicable)

OR Range between *\$500,000 & \$550,000

Median sale price

(Place 'x' in house or unit as applicable)

Median price	\$495,000	House	Unit	X	Suburb or locality	Ocean Grove
Period - From	Jan 2017	to	March 2017	Source	REIV	

Comparable property sales

(*Delete A or B below as applicable)

A. 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 14 Presidents Ave, Ocean Grove	\$577,123	03/03/2016
2 2/19 Kestrel Place, Ocean Grove	\$560,000	31/08/2016
3 3 / 4-6 Driftwood Street, Ocean Grove	\$525,000	22/02/2016