

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

7 Crane Court, Ocean Grove, 3226.

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
Between \$800,000 & \$860,000

### Median sale price

Median price	\$590,000	House	x	Unit	Suburb or locality	3226
Period - From	01/04/2017	to	30/06/2017	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 Point Lonsdale estate agent and Felix Hakins consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 45 Fraser Crescent Ocean Grove 3226	\$850,000	20/08/2016
2 95 Powell Street Ocean Grove 3226	\$843,000	20/12/2016
3 14 Kenton Court Ocean Grove 3226	\$820,000	23/02/2017