

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

87 Draper Street Ocean Grove 3226

Indicative selling price

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

Single price \$ **OR** Range between \$ 800,000 & \$ 880,000

Suburb house median sale price

Median price \$ 691,000 Property Type House Suburb Ocean Grove
Period - From April 2019 to June 2019 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 John Brodie consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 109 Draper Street, Ocean Grove	\$ 821,000	12/04/2019
2 155 The Avenue, Ocean Grove	\$ 837,000	19/03/2019
3 150 The Avenue, Ocean Grove	\$ 860,000	15/08/2018

OR

B. RT Edgar Bellarine estate agent and John Brodie reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on 10/10/2019