

# RT Edgar

## STATEMENT OF INFORMATION

1 April 2019

### Property offered for sale

STAGE 7A Part One Yellow Gums Estate, 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 \$600,000 and \$720,000

### Median sale price

Median Price \$698,000 Suburb or locality Ocean Grove Property Type House

Period From 01/09/2018 to 31/12/2018 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 RT Edgar Bellarine estate agents and John Brodie consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
9-11 Currango Way, Ocean Grove	\$812,500	22/02/2019
Lot 145 Stage 6B Part 2 Yellow Gums Estate, Ocean Grove	\$700,000	28/07/2018
Lot 57 Stage 6B Part 2 Yellow Gums Estate, Ocean Grove	\$660,000	28/07/2018