

RT Edgar

STATEMENT OF INFORMATION

3 August 2017

Property offered for sale

31 Shiraz Drive, Ocean Grove

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price	\$530,000	House	X	Unit	Suburb or locality	Waurnd Ponds
Period - From	Apr 2017	to	Jun 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 Bellarine estate agent and Teresa Blick consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 16 Pinot Street, Waurnd Ponds	\$540,300	09/11/2016
2 35 Burgundy Drive, Waurnd Ponds	\$530,000	15/03/2017
3 4 Katelyn Court, Waurnd Ponds	\$580,000	20/05/2017

