

# RT Edgar

## STATEMENT OF INFORMATION

20 October 2017

### Property offered for sale

99 Endeavour Drive, Ocean Grove

### Indicative selling price

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

Range between \$630,000 & \$680,000

### Median sale price

Median price	\$577,500	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	Jan 2017	to	Mar 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 Brock Grainger consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 41 Endeavour Drive, Ocean Grove	\$660,000	31/03/2017
2 58 Aldebaran Drive, Ocean Grove	\$685,000	22/10/2016
3 33 Canis Crescent, Ocean Grove	\$661,000	07/10/2016