

# RT Edgar

## STATEMENT OF INFORMATION

8 November 2017

### Property offered for sale

26 Surfers Ave, Ocean Grove VIC 3226

### 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 & \$660,000

### Median sale price

Median price	\$615,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	July 2017	to	Sept 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 Ocean Grove estate agent and Brock Grainger consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 15 Kalinga Road, Ocean Grove VIC 3226	\$685,000	27/11/2016
2 3 Finch Close, Ocean Grove VIC 3226	\$675,000	16/11/2016
3 18 Richard Avenue, Ocean Grove VIC 3226	\$670,000	28/08/2017