

# RT Edgar

## STATEMENT OF INFORMATION

11 October 2017

### Property offered for sale

13 Chaudenay Mews, 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 \$1,385,000 & \$1,500,000

### Median sale price

Median price	\$590,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	June 2017	to	Sept 2017	Source	RP Data	

### 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 51 Yellow Gum Drive, Ocean Grove	\$1,563,000	24/04/2017
2 8 Jasper Avenue, Barwon Heads	\$1,320,000	05/05/2017
3 167 Dare Street, Ocean Grove	\$1,550,000	20/01/2017