

RT Edgar

STATEMENT OF INFORMATION

11 September 2017

Property offered for sale

40 Daintree Way Ocean Grove 3226

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price	\$590,000	House	X	Unit	Suburb or locality	Ocean Grove
Period - From	01/04/2017	to	31/06/2017	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 Felix Hakins consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 9 Dalkeith Crescent Ocean Grove	\$780,000	23/06/2017
2 62 Daintree Way Ocean Grove	\$785,000	20/02/2017
3 8-10 Silverwood Parade Ocean Grove	\$730,000	11/01/2017

