

# RT Edgar

## STATEMENT OF INFORMATION

10 August 2017

### Property offered for sale

52 Tareeda Way, 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 \$270,000 & \$290,000

### 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 Richard Poynder consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 22 Janelle Way, Ocean Grove	\$239,900	1/8/17
2 7 Belvedere Terrace, Ocean Grove	\$285,000	20/12/16
3 10 Anonyma Street, Ocean Grove	\$240,000	2/6/17

