

# RT Edgar

## STATEMENT OF INFORMATION

10 August 2017

### Property offered for sale

12D Sunset Strip, 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 \$150,000 & \$170,000

### 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 12E Sunset Strip, Ocean Grove	\$145,000	06/09/2016
2 5 Merlan Street, Ocean Grove	\$205,000	15/09/2016
3 20 Tyro Street, Ocean Grove	\$210,000	16/08/2016

