

# RT Edgar

## STATEMENT OF INFORMATION

1 September 2017

### Property offered for sale

20 Capella Road, 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 \$680,000 & \$720,000

### 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 Canis Crescent, Ocean Grove	\$705,000	09/12/2016
2 58 Aldebaran Road, Ocean Grove	\$685,000	22/10/2016
3 25 Halibut Avenue, Ocean Grove	\$680,000	26/10/2016

