

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

20 Merlan Street, Ocean Grove 3226

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ **OR** Range between \$ 800,000 & \$ 880,000

### Suburb house median sale price

Median price \$ 691,000 Property Type House Suburb Ocean Grove

Period - From April 2019 to June 2019 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 Ocean Grove estate agent and Aaron Jones consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 9 Marmion Circuit, Ocean Grove	\$ 851,000	06/07/2018
<b>2</b> 147 Devlins Road, Ocean Grove	\$ 800,000	20/09/2018
<b>3</b> 85 Empress Boulevard, Ocean Grove	\$ 775,000	14/09/2018

**OR**

**B.** RT Edgar Ocean Grove estate agent and Aaron Jones reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**This Statement of Information was prepared on 16/09/2019**