

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

11 Sea Breeze Court, Ocean Grove

Indicative selling price

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

Single price \$ 950,000 **OR** Range \$ & \$
between

Suburb house median sale price

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

Period - From April 19 to June 19 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 Andy Ingham consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 8 Amos Court, Ocean Grove	\$ 945,000	09/04/2019
2 44 Powell Street West, Ocean Grove	\$ 942,000	06/10/2018
3 31 Emperor Drive, Ocean Grove	\$ 945,000	13/04/2018

OR

B. RT Edgar Bellarine estate agent and Andy Ingham 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 16th September 2019