

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

12-14 Alderbrook Drive, Ocean Grove

### 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 \$ 840,000 & \$ 910,000

### 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 Bellarine estate agent and Chris Schumann consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 57 Oakdean Boulevard, Ocean Grove	\$ 925,000	23/03/2019
<b>2</b> 55 Heathwood Way, Ocean Grove	\$ 852,000	08/05/2019
<b>3</b> 9 Marmion Circuit, Ocean Grove	\$ 851,000	06/07/2018

**OR**

**B.** RT Edgar Bellarine estate agent and Chris Schumann 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**