

RT Edgar

STATEMENT OF INFORMATION

Land offered for sale

Stage 7a (Part 2) Yellow Gums Estate, Ocean Grove

Indicative selling price

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

Unit type/class (ie. Apt/Lot 1)	Single price		Lower price		Higher price
Lot 26 Alfred Court, Ocean Grove	\$ 775,000	OR Range	\$	&	\$
Lot 27 Alfred Court, Ocean Grove	\$ 795,000	OR Range	\$	&	\$
Lot 151 June Court, Ocean Grove	\$ 720,000	OR Range	\$	&	\$
Lot 152 June Court, Ocean Grove	\$ 680,000	OR Range	\$	&	\$
Lot 153 June Court, Ocean Grove	\$ 670,000	OR Range	\$	&	\$

Suburb house median sale price

Median price	\$ 691,000	Suburb or locality	Ocean Grove		
Period - From	April 2019	to	June 2019	Source	REIV

Comparable property sales

A. These are the details of the three lots that RT Edgar Bellarine estate agent and John Brodie consider to be most comparable to the lots for sale. These lots must be of the same type or class as the lot for sale, been sold within the last eighteen months, and located within five kilometres of the lot for sale.

Unit type/class (ie. Apt/Lot 1)	Address of comparable property	Price	Date of sale
1	Lot 150 June Court, Ocean Grove	\$ 700,000	03/08/2019
2	Lot 29, Conran Drive, Ocean Grove	\$ 720,000	04/05/2019
3	Lot 145 Conran Drive, Ocean Grove	\$ 700,000	28/07/2018

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