

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

35 Halibut Avenue, Ocean Grove, VIC 3226

Indicative selling price

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

Single price \$ **OR** Range between \$ \$850,000 & \$ \$935,000

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 Aaron Jones consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 26 Canis Cres, Ocean Grove	\$ 965,000	10/04/2019
2 12 Sunrise Close, Ocean Grove	\$ 940,000	25/01/2019
3 24 Halibut Avenue, Ocean Grove	\$ 750,000	02/04/2019

OR

B. RT Edgar Bellarine 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