

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

3/91 Shell Road, Ocean Grove VIC 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 \$ 550,000 & \$ 600,000

### Suburb house median sale price

Median price	\$ 650,000	Property Type	Unit	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 John Brodie consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 1/144 Asbury Street, Ocean Grove	\$ 610,000	07/02/2019
<b>2</b> 7 Beresford Close, Ocean Grove	\$ 550,000	05/03/2019
<b>3</b> 2/91 Shell Road, Ocean Grove	\$ 527,000	15/06/2019

**OR**

**B.** RT Edgar Bellarine estate agent and John Brodie 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**