

STATEMENT OF INFORMATION

Property offered for sale

(Address, including suburb or locality and postcode)

16-18 Yellow Gum Drive, Ocean Grove 3226

Indicative selling price

(*Delete single price or range as applicable)

Single price * OR Range between *\$2,750,000 & \$3,025,000

Median sale price

(Place 'x' in house or unit as applicable)

Median price \$582,500 House Unit Suburb or locality Ocean Grove
Period - From 10.10.2016 to 15.09.17 Source PDOL

Comparable property sales

(*Delete A or B below as applicable)

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 98 Orton Street, Ocean Grove	\$2,800,000	10.10.2016
2 98 Carr Street, Ocean Grove	\$3,000,000	02.11.2016
3 14 George Street, Barwon Heads	\$2,745,000	19.12.2016