



Gerard Collins
NUMBER ONE FOR LOCAL KNOWLEDGE

119 Main Street, Pakenham - Phone: 5941 1255

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY ADDRESS

110 BAYVIEW ROAD, OFFICER

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price

\$*

or range
between

\$*5,500,000

&

\$6,000,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$442,000

*House

X

*unit

Suburb
or locality

Officer

Period - From

to

25th
September
2017

Source

realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.