

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 83 Goldsbrough Drive, Officer, VIC 3809

Indicative selling price

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

Price Range \$695,000 & \$750,000

Median sale price

Median price \$587,000 Property Type House Suburb Officer (3809)

Period - From 01/11/2019 to 31/10/2020 Source corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
80 GOLDSBOROUGH DRIVE, OFFICER VIC 3809	\$780,000	25/05/2020
3 WAKEHURST WAY, OFFICER VIC 3809	\$765,000	15/07/2020
53 GRANT PARADE, OFFICER VIC 3809	\$795,000	05/08/2020

This Statement of Information was prepared on: 24/11/2020