



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

12/19 Cotswold Crescent, Officer, VIC 3809

INDICATIVE SELLING PRICE

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

Range Between \$490,000 & \$530,000

MEDIAN SALE PRICE

Median price \$476,000 | House | Officer (3809)

Period - From 1 October 2017 to 1 February 2018 | Source - CoreLogic

COMPARABLE PROPERTY SALES

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
3/19 COTSWOLD CRESCENT, OFFICER VIC 3809	\$490,000	30/08/2017
17 JOMON WAY, OFFICER VIC 3809	\$530,000	29/01/2018
31 FAIRWEATHER PARADE, OFFICER VIC 3809	\$495,000	08/01/2018