



## 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

**1 Turquoise Walk, Officer, VIC 3809**

INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$470,000 & \$490,000**

MEDIAN SALE PRICE

**Median price \$630,000 | House | Officer (3809)**

**Period - From 1 January 2017 to 31 December 2017 | Source - realestate.com**

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
<b>6 VERVE DRIVE, OFFICER VIC 3809</b>	<b>\$523,000</b>	<b>23/08/2018</b>
<b>60 VIRIDIAN AVENUE, OFFICER VIC 3809</b>	<b>\$535,000</b>	<b>13/09/2018</b>
<b>12 MARKBEECH CRESCENT, OFFICER VIC 3809</b>	<b>\$550,000</b>	<b>06/07/2018</b>