



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

4 Prospect Way, Officer, VIC 3809

INDICATIVE SELLING PRICE

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

Range Between \$600,000 & \$650,000

MEDIAN SALE PRICE

Median price \$544,000 | House | Officer (3809)

Period - From 1 February 2018 to 31 January 2019 | Source - Core Logic

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
49 EASTBOURNE CRESCENT, OFFICER VIC 3809	\$600,000	29/01/2019
77 GRANDVUE BOULEVARD, OFFICER VIC 3809	\$630,000	11/07/2018
11 SILVERLEAF CRESCENT, OFFICER VIC 3809	\$632,000	20/09/2018