

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

3 Vineyard Drive Officer VIC 3809

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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$346,500

Property type

Land

Suburb

Officer

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

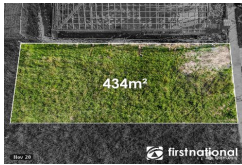
Date of sale

6 Ridgewell Crescent Officer VIC 3809	\$370,000	03-Mar-21
87 Bayview Road Officer VIC 3809	\$406,000	25-Mar-21
99 Bayview Road Officer VIC 3809	\$380,000	16-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 19 May 2021



6 Ridgewell Crescent Officer VIC 3809

Sold Price **\$370,000** Sold Date **03-Mar-21**

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Distance **0.03km**

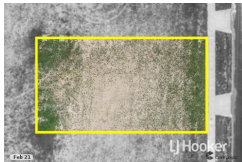


87 Bayview Road Officer VIC 3809

Sold Price **\$406,000** Sold Date **25-Mar-21**

 4  2  -

Distance **0.39km**



99 Bayview Road Officer VIC 3809

Sold Price **\$380,000** Sold Date **16-Mar-21**

 -  -  -

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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