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	15 Cherrington Avenue, Officer, VIC 3809

Indicative selling price

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

Price Range	$490,000	&	$530,000

Median sale price

Median price	$515,000	Property Type	House	Suburb	Officer (3809)
Period - From	17/12/2020	to	11/01/2021	Source	Realestate.com

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
19 MALLARD AVENUE, OFFICER VIC 3809	$492,000	05/12/2020
30 MEADOWS DRIVE, OFFICER VIC 3809	$555,000	11/10/2020
13 ARISTOTLE WAY, OFFICER VIC 3809	$500,000	16/11/2020

This Statement of Information was prepared on: 11/01/2021

krpeters