

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 55 Fairweather Parade, Officer, VIC 3809

Indicative selling price

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

Price Range \$510,000 & \$550,000

Median sale price

Median price \$520,000 Property Type House Suburb Officer (3809)

Period - From 04/02/2021 to 05/03/2021 Source REA

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
26 CRAFT STREET, OFFICER VIC 3809	\$556,000	01/12/2020
9 TANIA WAY, OFFICER VIC 3809	\$555,000	16/02/2021
17 GOLDEN BANKSIA DRIVE, OFFICER VIC 3809	\$515,000	21/01/2021

This Statement of Information was prepared on: 05/03/2021