



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

46 Tara Boulevard, Officer, VIC 3809

INDICATIVE SELLING PRICE

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

Range Between \$585,000 & \$640,000

MEDIAN SALE PRICE

Median price \$549,950 | House | Officer (3809)

Period - From 1 May 2018 to 31 May 2018 | Source - RP DATA

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
16 FULTON STREET, OFFICER VIC 3809	\$650,000	29/03/2018
10 HIBISCUS STREET, OFFICER VIC 3809	\$615,000	07/08/2018
25 TI TREE CRESCENT, OFFICER VIC 3809	\$630,000	13/05/2018