

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 48 Tara Boulevard, Officer, VIC 3809

Indicative selling price

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

Price Range

\$600,000

&

\$610,000

Median sale price

Median price

\$645,000

Property Type

House

Suburb

Officer (3809)

Period - From

01/01/2019

to

01/03/2019

Source

realestate.com.au

Comparable property sales

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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
73 CHERRINGTON AVENUE, OFFICER VIC 3809	\$600,000	15/10/2019
78 HEDGEVALE DRIVE, OFFICER VIC 3809	\$592,000	28/10/2019
30 DENTON DRIVE, OFFICER VIC 3809	\$632,500	19/11/2019

This Statement of Information was prepared on: 27/12/2019