Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

perty offered for sale								
Address Including suburb and postcode	9 Matheson Way Officer VIC 3809							
cative selling price the meaning of this price s	see consumer.vic	c.gov.au	u/underquoting (*Delete sing	le price	e or range a	as applicable)	
Single Price			or range between	\$700,0		&	\$770,000	
lian sale price lete house or unit as appl	icable)							
Median Price	\$595,000	Property type		House	House		Officer	
Period-from	01 Mar 2020	to 28 Feb 2021			ource	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								
dian sale price lete house or unit as appli Median Price Period-from nparable property sal These are the three prestate agent or agent's	\$595,000 01 Mar 2020 les (*Delete A operties sold with a representative c	to or B b	between 28 Feb 202 Delow as app	House Solicable) Property fo	ource r-sale i	Suburb	Officer Corelogic months that the sale.	

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: 18 March 2021



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