



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

21 Sandy Road, OFFICER, 3809

Indicative selling price

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

Single Price

or range between

\$630,000

&

\$680,000

Median sale price

Median price

\$550,000

Property type

House

Suburb

OFFICER, 3809

Period from

02/01/2019

to

05/05/2019

Source

RP Data

Comparable property sale

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

7 Ti Tree Crescent, OFFICER, 3809 Victoria

\$630,000

12/01/2019

7 Violet Crescent, OFFICER, 3809 Victoria

\$775,000

20/11/2018

10 Morris Court, OFFICER, 3809 Victoria

\$650,000

06/02/2019