

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 40 Tolkien Boulevard, OFFICER 3809

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$480,000 - \$520,000**

### Median sale price

Median **House** for **OFFICER** for period **Jan 2019 - Sep 2019**

Sourced from **pricefinder**.

**\$545,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**3 Saffron Avenue,**  
Officer 3809

Price **\$527,000** Sold 11 July  
2019

**100 Primrose Avenue,**  
Officer 3809

Price **\$530,000** Sold 06 July  
2019

**12 Lavender,**  
Road Officer

Price **\$550,250** Sold 05  
September 2019

This Statement of Information was prepared on 2nd Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

### Ray White Bayswater

First Floor, 41-51 Scoresby Road,  
Bayswater VIC 3153

### Contact agents



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**RayWhite**