



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

9 Meadows Drive, Officer, VIC 3809

INDICATIVE SELLING PRICE

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

Range Between \$580,000 & \$635,000

MEDIAN SALE PRICE

Median price \$555,000 | House | Officer (3809)

Period - From 1 July 2018 to 1 July 2018 | Source - REA

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
12 HARLEM WAY, OFFICER VIC 3809	\$661,000	13/06/2018
24 DOUBLE DELIGHT DRIVE, BEACONSFIELD VIC 3807	\$600,000	07/06/2018
44 BRUNT ROAD, BEACONSFIELD VIC 3807	\$612,000	16/01/2018