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REAL ESTATE

# Neilson Partners

## 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

Lot 51 No 22 Burgess Avenue, Officer3809

#### Indicative selling price

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

Single price \$369,000 or range between \$----- & \$-----

#### Median sale price

Median price \$572,000 \*House  \*Unit  Suburb Officer

Period - From 1/04/18 to 30/06/18 Source REIV

#### 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
1) Lot 10 Jasper Way, Officer - 353m2	\$350,000	19/04/18
2) Lot 16 Jasper Way, Officer - 392m2	\$345,000	11/05/18
3) Lot 14 Jasper Way, Officer - 350m2	\$360,000	07/07/18