

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 Curved Trunk Road Officer VIC 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$629,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,000

Property type

House

Suburb

Officer

Period-from

01 Nov 2018

to

31 Oct 2019

Source

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

37 Curved Trunk Road Officer VIC 3809	\$580,190	29-Jul-19
4 Eliza Terrace Officer VIC 3809	\$555,000	25-Mar-19
16 Juniper Street Officer VIC 3809	\$560,000	13-May-19

OR

B* ~~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: 07 November 2019

	37 Curved Trunk Road Officer VIC 3809	Sold Price	\$580,190	Sold Date	29-Jul-19
	 4  2  2			Distance	0.16km
	4 Eliza Terrace Officer VIC 3809	Sold Price	\$555,000	Sold Date	25-Mar-19
	 4  2  2			Distance	0.43km
	16 Juniper Street Officer VIC 3809	Sold Price	\$560,000	Sold Date	13-May-19
	 4  2  2			Distance	0.44km
	59 Jersey Crescent Officer VIC 3809	Sold Price	\$570,000	Sold Date	19-Jul-19
	 4  2  2			Distance	0.76km

RS = Recent sale

UN = Undisclosed Sale

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