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	Prop	Property type		House	Suburb	Officer	
Period-from	01 Nov 2018	to	31 Oct 2	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



consumer.vic.gov.au



\$580,190 Sold Date

Distance

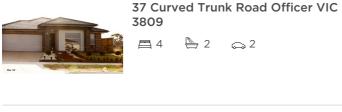
29-Jul-19

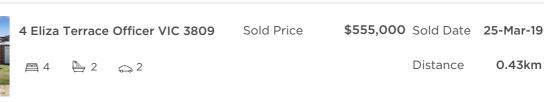
0.16km

P 03 9546 1888

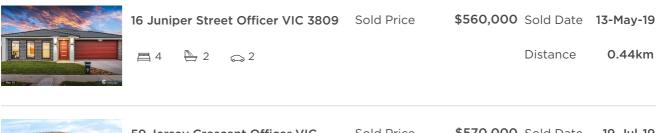
- P 03 9540 1000
- M 0409 149 356

 ${\sf E} \ \ roymc.noblepark@ljh.com.au$





Sold Price





59 Jersey Crescent Officer VIC 3809			/IC	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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