

# STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

#### 80

			Sections 4	47AF of the <i>Estate A</i> (	gents Act 19
Property offered fo	r sale				
Address Including suburb and postcode	20 Harvest Road, Officer Vic 3809				
Indicative selling p	rice				
For the meaning of this p	orice see consumer.	vic.gov.au/underqu	uoting		
\$660,000	\$687,00	0			
Median sale price					
Median price	\$500,500	*House x	*Unit	Suburb Officer	
Period - From	18.09.17 to	18.12.17	Source	Price Finder	

### 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. 16 Egerton Street, Officer Vic 3809	\$680,000	19.06.17
2. 61 Arena Parade, Officer Vic 3809	\$675,000	02.07.17
3. 2 Yarra Close, Pakenham Vic 3810	\$675,000	19.09.17

Property data source: REIV propertydata.com.au. Generated on 08.12.17



# Additional information about comparable sales.



### 61 Arena Parade Officer, VIC, 3809

Sale Price: \$675,000 Owner Name: A Lander Category: House

Land Use: Detached Dwelling



Sale Date: 2 Jul 2017

Distance: 0.27km

Zoning: General Residential Zone - Schedule 1

Eq. Building Area: 321.0m2



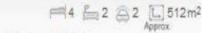
### 16 Egerton Street Officer, VIC, 3809

Sale Price: \$680,000

Owner Name: J Newson, L Hurley

Category: House

Land Use: Detached Dwelling



Sale Date: 19 Jun 2017

Distance: 0.98km

Zoning: Urban Growth Zone - Schedule 1



## 2 Yarra Close Pakenham, VIC, 3810

Sale Price: \$675,000 Owner Name: S Sadek Category: House: Standard

Land Use: Detached Dwelling

Sale Date: 19 Sep 2017

Distance: 1.44km

Zoning: Comprehensive Development Zone -

Schedule 1

Property data source: REIV propertydata.com.au. Generated on 08.12.17