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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

20 Harvest Road, Officer Vic 3809

### Indicative selling price

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

\$660,000

\$687,000

### 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

**A\*** 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](http://REIV.propertydata.com.au). Generated on 08.12.17

## Additional information about comparable sales.

	<p><b>61 Arena Parade Officer, VIC, 3809</b></p> <p><b>Sale Price: \$675,000</b>  Owner Name: A Lander  Category: House  Land Use: Detached Dwelling</p>	<p>4 2 2 854m<sup>2</sup>  <small>Approx.</small></p> <p><b>Sale Date: 2 Jul 2017</b>  Distance: 0.27km  Zoning: General Residential Zone - Schedule 1  Eq. Building Area: 321.0m<sup>2</sup></p>
	<p><b>16 Egerton Street Officer, VIC, 3809</b></p> <p><b>Sale Price: \$680,000</b>  Owner Name: J Newson, L Hurley  Category: House  Land Use: Detached Dwelling</p>	<p>4 2 2 512m<sup>2</sup>  <small>Approx.</small></p> <p><b>Sale Date: 19 Jun 2017</b>  Distance: 0.98km  Zoning: Urban Growth Zone - Schedule 1</p>
	<p><b>2 Yarra Close Pakenham, VIC, 3810</b></p> <p><b>Sale Price: \$675,000</b>  Owner Name: S Sadek  Category: House: Standard  Land Use: Detached Dwelling</p>	<p>4 2 2 895m<sup>2</sup>  <small>Approx.</small></p> <p><b>Sale Date: 19 Sep 2017</b>  Distance: 1.44km  Zoning: Comprehensive Development Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 08.12.17