



**first
national**
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

State 5 – LAND: Lot 86,87,88,89 Burgess Avenue, Officer

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$* or range between \$300,000 & \$350,000

Median sale price

Median price \$300,888 Land x Suburb Officer

Period - From 01/10/2017 to 30/09/2018 Source Core logic

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 1508, Beatrix Circuit, Officer	\$340,000	30/09/2018
2) Lot 1430, Muffet Way, Officer	\$360,000	2/09/2018
3) Lot 1116, Hercules Drive, Officer	\$350,000	16/06/2018



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Property offered for sale

Address
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postcode

State 5 – HOUSE LAND PACKAGE Lot 90,91,92,93,94,95,96 Burgess Avenue, Officer

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$*

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 or range between

\$500,000

 &

\$550,000

Median sale price

Median price

\$300,888

 Land

x

--

 Suburb

Officer

Period - From

01/10/2017

 to

30/09/2018

 Source

Core logic

Comparable property sales

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 six months.