

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 27 Kooyong Close 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	or range between	\$770,000	&	\$800,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$543,000	Property type	House	Suburb	Officer
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Period-from	01 Oct 2018	to	30 Sep 2019	Source	Corelogic
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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
12 Flemington Rise Officer VIC 3809	\$750,000	05-Jul-19
1 Cerise Street Officer VIC 3809	\$674,000	16-Sep-19
3 Gatsby Drive Officer VIC 3809	\$705,000	13-Sep-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: 28 October 2019