

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

30 Georgetown Way 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Officer

Period-from

01 Jun 2019

to

31 May 2020

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

15 Norma Crescent Officer VIC 3809	\$500,000	09-Jan-20
21 Hampshire Street Officer VIC 3809	\$450,000	11-Apr-20
20 Avatar Way Officer VIC 3809	\$470,000	06-Apr-20

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.~~

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OBrien Real Estate

Mark Sewell

P 03 5995 0500

M 0413 719 821

E mark.sewell@obrienrealestate.com.au



15 Norma Crescent Officer VIC 3809

4 2 1

Sold Price **\$500,000** Sold Date **09-Jan-20**

Distance **0.38km**



21 Hampshire Street Officer VIC 3809

3 2 1

Sold Price **\$450,000** Sold Date **11-Apr-20**

Distance **0.89km**



20 Avatar Way Officer VIC 3809

3 2 1

Sold Price **\$470,000** Sold Date **06-Apr-20**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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