

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

3 Kooyong Close, Officer 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

\$660,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$560,000

*House

X

*Unit

Suburb

Officer

Period - From

01/02/2017

to

26/02/2018

Source

realestate.com.au

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 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. 8 Still Water Way, Officer 3809	\$690,500	22/01/2018
2. 9 Prospect Way, Officer 3809	\$713,000	10/10/2017
3. 7 Bronte Boulevard, Officer 3809	\$721,818	03/11/2017

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 six months.

