

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

6 Ti-Tree Crescent 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

\$985,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,500

Property type

House

Suburb

Officer

Period-from

01 Jan 2020

to

31 Dec 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

13 Petworth Rise Officer VIC 3809	\$1,050,000	05-Jan-21
16 Royal Crescent Beaconsfield VIC 3807	\$1,080,000	03-Dec-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.

This Statement of Information was prepared on: 28 January 2021



13 Petworth Rise Officer VIC 3809 Sold Price ^{RS} **\$1,050,000** Sold Date **05-Jan-21**

 4  3  2

Distance **3.56km**



16 Royal Crescent Beaconsfield VIC 3807 Sold Price ^{RS} **\$1,080,000** Sold Date **03-Dec-20**

 4  3  2

Distance **4.94km**

RS = Recent sale **UN** = Undisclosed Sale

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