

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

10 Ezra Crescent, Officer Vic 3809

Indicative selling price

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

Range between

\$450,000

&

\$480,000

Median sale price

Median price

\$579,000

House

X

Unit

Suburb

Officer

Period - From

01/04/2018

to

31/03/2019

Source

REIV

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	33 Cherrington Av OFFICER 3809	\$475,000	28/05/2019
2	11 Craft St OFFICER 3809	\$460,000	16/05/2019
3	45 Fairweather Pde OFFICER 3809	\$450,000	15/02/2019

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.



3 2 2

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$450,000 - \$480,000
Median House Price
Year ending March 2019: \$579,000

Comparable Properties



33 Cherrington Av OFFICER 3809 (REI)

Agent Comments

3 2 1

Price: \$475,000
Method: Private Sale
Date: 28/05/2019
Rooms: -
Property Type: House



11 Craft St OFFICER 3809 (REI)

Agent Comments

3 2 1

Price: \$460,000
Method: Private Sale
Date: 16/05/2019
Rooms: 5
Property Type: House



45 Fairweather Pde OFFICER 3809 (REI)

Agent Comments

3 2 1

Price: \$450,000
Method: Private Sale
Date: 15/02/2019
Rooms: 5
Property Type: House
Land Size: 239 sqm approx