
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 Saffron Avenue, Officer Vic 3809

Indicative selling price

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

\$495,000

&

\$540,000

Median sale price

Median price \$541,250

*House

x

*Unit

Suburb Officer

Period - From 24.03.19

to 24.06.19

Source pricefinder.com.au

Comparable property sales

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. 32 Saffron Avenue, Officer Vic 3809	\$ 535,000	31.01.19
2. 16 Ample Avenue, Officer Vic 3809	\$ 512,500	07.01.19
3. 11 Firewheel Road, Officer Vic 3809	\$ 535,000	15.01.19

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 24.06.19

