

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 14 Austen Avenue, Officer, VIC 3809

Indicative selling price

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

Price Range

\$590,000

&

\$640,000

Median sale price

Median price

\$626,500

Property Type

House

Suburb

Officer (3809)

Period - From

01/08/2022

to

23/08/2022

Source

REA

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 |
|---------------------------------------|-----------|--------------|
| 6 LAGOON ROW, OFFICER VIC 3809 | \$650,000 | 01/06/2022 |
| 17 SNICKET CRESCENT, OFFICER VIC 3809 | \$625,000 | 18/05/2022 |
| 5 MULLIGAN CIRCUIT, OFFICER VIC 3809 | \$625,000 | 24/02/2022 |

This Statement of Information was prepared on: 23/08/2022