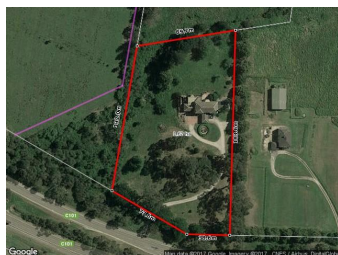


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



565 PRINCES HIGHWAY, OFFICER, VIC

4 - -

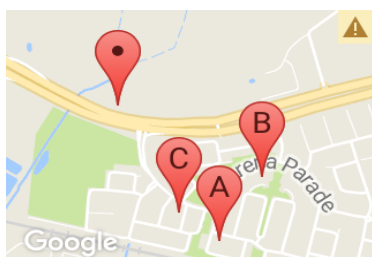
Indicative Selling Price

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

Single Price: \$15,000,000

Provided by: Matt Koster, Alex Scott Pakenham

MEDIAN SALE PRICE



OFFICER, VIC, 3809

Suburb Median Sale Price (House)

\$501,000

01 July 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



8 FLINDERS PARK DR, OFFICER, VIC 3809

4 2 2

Sale Price

\$520,000

Sale Date: 11/12/2015

Distance from Property: 585m



7 DAIRY CL, OFFICER, VIC 3809

4 2 2

Sale Price

\$658,000

Sale Date: 08/12/2015

Distance from Property: 534m



4 SABINA RD, OFFICER, VIC 3809

4 2 2

Sale Price

\$560,000

Sale Date: 03/09/2015

Distance from Property: 428m



This report has been compiled on 14/12/2017 by Alex Scott Pakenham. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

565 PRINCES HIGHWAY, OFFICER, VIC 3809

Indicative selling price

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

Single Price:

\$15,000,000

Median sale price

Median price

\$501,000

House

Unit

Suburb

OFFICER

Period

01 July 2017 to 30 September 2017

Source



Comparable property sales

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
8 FLINDERS PARK DR, OFFICER, VIC 3809	\$520,000	11/12/2015
7 DAIRY CL, OFFICER, VIC 3809	\$658,000	08/12/2015
4 SABINA RD, OFFICER, VIC 3809	\$560,000	03/09/2015