

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

4 Moss Street 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,000

Property type

House

Suburb

Officer

Period-from

01 Aug 2019

to

31 Jul 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

4 Nature Avenue Officer VIC 3809	\$657,000	02-Mar-20
4 Still Water Way Officer VIC 3809	\$691,500	24-Jun-20
3 Anfield Court Officer VIC 3809	\$660,000	23-Jul-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: 24 August 2020



4 Nature Avenue Officer VIC 3809 Sold Price **\$657,000** Sold Date **02-Mar-20**

 4  2  2

Distance **0.46km**



4 Still Water Way Officer VIC 3809 Sold Price ^{RS} **\$691,500** Sold Date **24-Jun-20**

 4  2  2

Distance **0.69km**



3 Anfield Court Officer VIC 3809 Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **23-Jul-20**

 4  2  2

Distance **0.73km**

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

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