

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

60 Grandvue Boulevard, Officer Vic 3809

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$738,000 Property Type House Suburb Officer

Period - From 01/04/2022 to 30/06/2022 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	12 Kingsdale Cr PAKENHAM 3810	\$735,000	19/07/2022
2	30 Bellerive Av OFFICER 3809	\$735,000	29/08/2022
3	5 Edmund St PAKENHAM 3810	\$700,000	25/07/2022

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.~~

This Statement of Information was prepared on:

01/09/2022 09:14



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Property Type: House
Land Size: 425 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median House Price
June quarter 2022: \$738,000

Comparable Properties



12 Kingsdale Cr PAKENHAM 3810 (VG)

Agent Comments

4 - -

Price: \$735,000
Method: Sale
Date: 19/07/2022
Property Type: House (Res)
Land Size: 560 sqm approx



30 Bellerive Av OFFICER 3809 (REI)

Agent Comments

4 2 2

Price: \$735,000
Method: Private Sale
Date: 29/08/2022
Property Type: House
Land Size: 402 sqm approx



5 Edmund St PAKENHAM 3810 (REI/VG)

Agent Comments

4 2 2

Price: \$700,000
Method: Private Sale
Date: 25/07/2022
Property Type: House
Land Size: 400 sqm approx