

STATEMENT OF INFORMATION

60 PIONEER WAY, OFFICER, VIC 3809

PREPARED BY MADHAWA HEWAWASAM, WISE GROUP, PHONE: 0426659974



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



60 PIONEER WAY, OFFICER, VIC 3809

 3  2  1

Indicative Selling Price

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

Price Range:

Provided by: Madhawa Hewawasam, Wise Group

MEDIAN SALE PRICE



OFFICER, VIC, 3809

Suburb Median Sale Price (House)

\$450,000

01 October 2016 to 30 September 2017

Provided by: 

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.



7 TIMBERTOP BVD, OFFICER, VIC 3809

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Sale Price

\$520,000

Sale Date: 05/07/2017

Distance from Property: 438m



12 CHERRINGTON AVE, OFFICER, VIC 3809

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Sale Price

\$472,000

Sale Date: 19/07/2017

Distance from Property: 188m



124 PRIMROSE AVE, OFFICER, VIC 3809

 3  -  -

Sale Price

\$470,000

Sale Date: 04/05/2017

Distance from Property: 443m



This report has been compiled on 29/10/2017 by Wise Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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14 COLLINSON WAY, OFFICER, VIC 3809

 3  2  1

Sale Price

\$450,000

Sale Date: 12/07/2017

Distance from Property: 254m



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

60 PIONEER WAY, OFFICER, VIC 3809

Indicative selling price

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

Price Range:

Median sale price

Median price

\$450,000

House

X

Unit


Suburb

OFFICER

Period

01 October 2016 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
7 TIMBERTOP BVD, OFFICER, VIC 3809	\$520,000	05/07/2017
12 CHERRINGTON AVE, OFFICER, VIC 3809	\$472,000	19/07/2017
124 PRIMROSE AVE, OFFICER, VIC 3809	\$470,000	04/05/2017
14 COLLINSON WAY, OFFICER, VIC 3809	\$450,000	12/07/2017