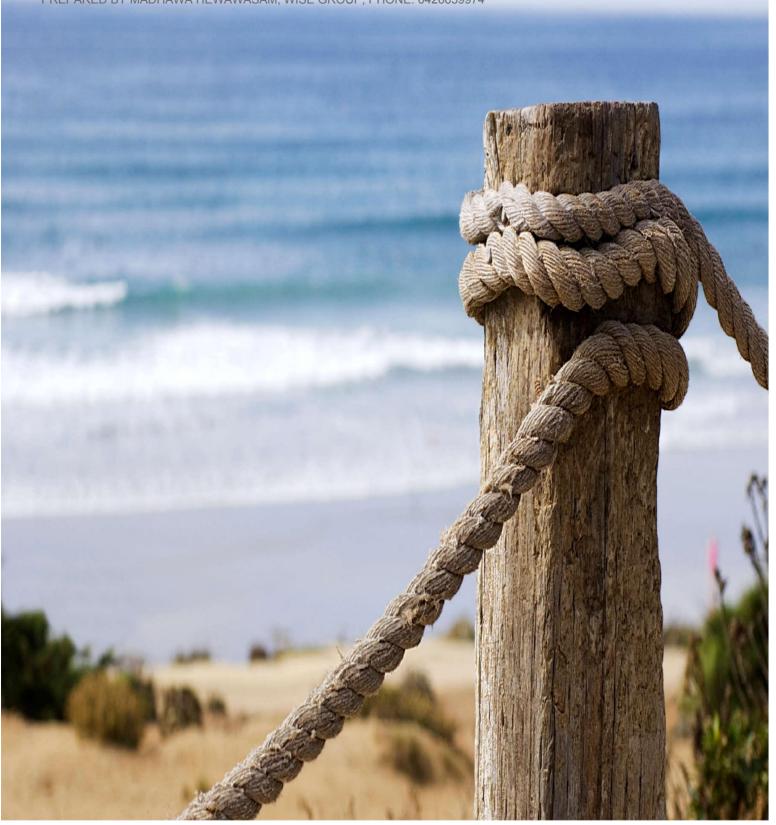
STATEMENT OF INFORMATION

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







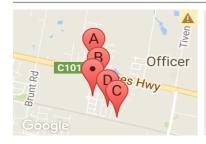
Indicative Selling Price

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: 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.



7 TIMBERTOP BVD, OFFICER, VIC 3809







Sale Price

\$520,000

Sale Date: 05/07/2017

Distance from Property: 438m





12 CHERRINGTON AVE, OFFICER, VIC 3809









Sale Price

\$472,000

Sale Date: 19/07/2017

Distance from Property: 188m





124 PRIMROSE AVE, OFFICER, VIC 3809







Sale Price

\$470.000

Sale Date: 04/05/2017

Distance from Property: 443m







14 COLLINSON WAY, OFFICER, VIC 3809 (2) (2) (2) (3) (2) (3) (2) (3) (4) (2) (3) (4) (3) (4)







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 f | or sale | | |
|---|--|--|--|
| Address Including suburb and postcode | 60 PIONEER WAY, OFFICER, VIC 3809 | | |
| Indicative selling | price | | |
| For the meaning of this | s 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 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 |