
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 8 KENTWELL ROAD, OFFICER ,VIC ,3809

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$358,500 land x Suburb OFFICER

Period - From July 2018` to December 2018 Source pricefinder.com.au

Comparable property sales

A 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.

Address of comparable property	Price	Date of sale
1. 14 KENTWELL ROAD, OFFICER 3809	\$500,000	20/09/2018
2. 19 KENTWELL ROAD, OFFICER 3809	\$445,000	26/09/2018

Property data source: pricefinder.com.au. Generated on **18 February 2019**.