

# 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	7 Windmill Court, Officer VIC 3809
postcode	

# Indicative selling price

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

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range between	\$640,000	&	\$704,000

### Median sale price

Median price	\$544,500	House	Х	Suburb	OFFICER VIC 3809	
Period - From	January 2018	to April 2018		Source	Core Logic RP Data	

### Comparable property sales

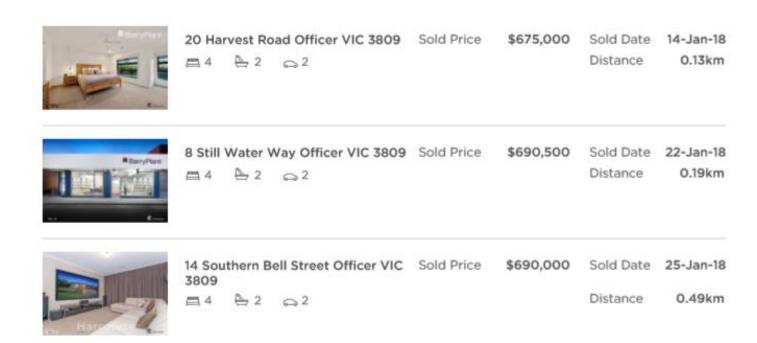
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 20 Harvest Road Officer VIC 3809	\$675,000	14/01/2018
2. 8 Still Water Way Officer VIC 3809	\$690,500	22/01/2018
14 Southern Bell Street Officer VIC	\$690,000	25/01/2018

Property data source: Core Logic RP data www.rpp.rpdata.com. Generated on 10 April 2018



# Additional information about comparable sales.



Property data source: Core Logic RP data www.rpp.rpdata.com. Generated on 10 April 2018