
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 7 Windmill Court, Officer VIC 3809

Indicative selling price

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

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

Median sale price

Median price \$544,500 House ☒ 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
3. 14 Southern Bell Street Officer VIC	\$690,000	25/01/2018

Additional information about comparable sales.



20 Harvest Road Officer VIC 3809

Sold Price

\$675,000

Sold Date

14-Jan-18

 4  2  2

Distance

0.13km



8 Still Water Way Officer VIC 3809

Sold Price

\$690,500

Sold Date

22-Jan-18

 4  2  2

Distance

0.19km



14 Southern Bell Street Officer VIC
3809

Sold Price

\$690,000

Sold Date

25-Jan-18

 4  2  2

Distance

0.49km

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