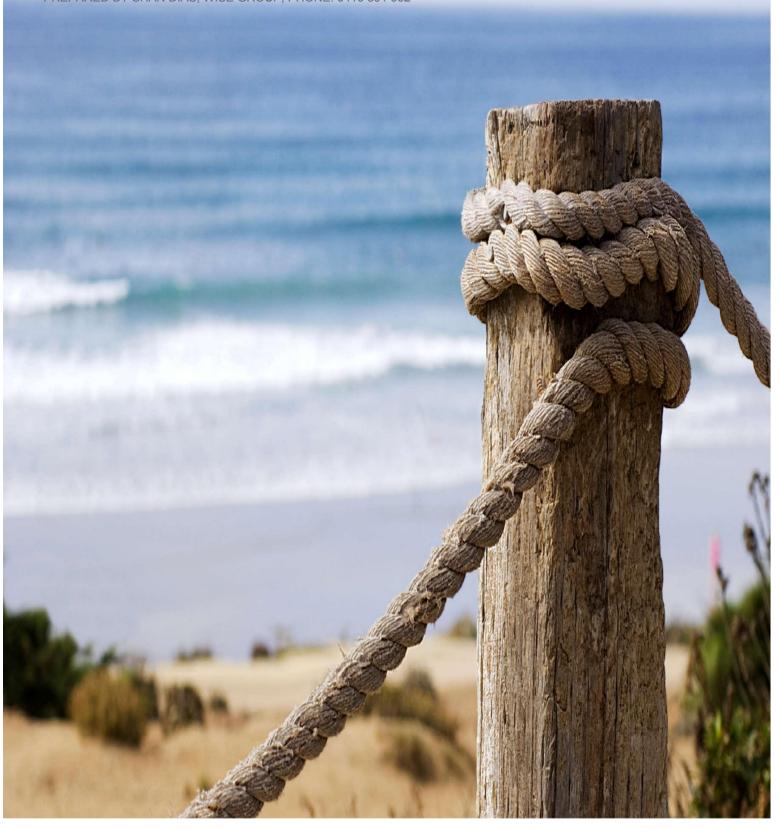
STATEMENT OF INFORMATION

10 GATSBY DRIVE, OFFICER, VIC 3809

PREPARED BY SHAN DIAS, WISE GROUP, PHONE: 0416 891 662





Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

| included in the comple | eted Statement of Information for the I | or this Statement of Information and are not required to be broperty being offered for sale. Is form of the Statement of Information for section 47AF or | | | | | |
|---|---|---|--|--|--|--|--|
| Property offered | for sale | | | | | | |
| Address Including suburb and postcode | 10 GATSBY DRIVE, OFFICER, VIC 3809 | | | | | | |
| Indicative selling price | | | | | | | |
| For the meaning of this | s price see consumer.vic.gov.au/unde | quoting | | | | | |
| Price Range: | \$730,000 to \$780,000 | | | | | | |

Median sale price

| Median price | \$440,000 | Property type | House | Suburb | OFFICER |
|--------------|------------------------------|---------------|--------|-------------|---------|
| Period | 01 July 2022 to 30 June 2023 | | Source | pricefinder | |

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 |
|---------------------------------|------------|--------------|
| 49 SANDY RD, OFFICER, VIC 3809 | \$742,000 | 29/11/2022 |
| 9 AVATAR WAY, OFFICER, VIC 3809 | \$749,000 | 27/11/2022 |
| 14 KEATS ST, OFFICER, VIC 3809 | *\$745,000 | 08/08/2023 |

This Statement of Information was prepared on: 21/08/2023

21/08/2023

