



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 36 Turnbridge Road, OFFICER 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$480,000 - \$520,000**

### Median sale price

Median **House** for **OFFICER** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$485,000**

### 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 the most comparable to the property for sale.

**5 Cranbrook Circuit,**  
Officer 3809

Price **\$521,000** Sold 31  
October 2017

**11 Markbeech Crescent,**  
Officer 3809

Price **\$512,500** Sold 28  
October 2017

**13 Longmeadow Road,**  
Officer 3809

Price **\$515,000** Sold 21  
August 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents



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