

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

					Se	ctions	4/AF of	the <i>Esta</i>	ite Agent	s Act 198
Property offered f	or sale									
Address Including suburb and postcode	d 36 Perido	36 Peridot Avenue, Officer VIC 3809								
Indicative selling	price									
For the meaning of this	price see c	onsumer.	.vic.gov.au/ι	ınderq	uoting					
\$660,000	&	\$726,00	00							
Median sale price										
Median price	e \$435,000		House	X	Unit		Suburb	Officer		
Period - Fron	October 2	2016 to	Sept 2017			Source	CoreLogic	;		

Comparable property sales

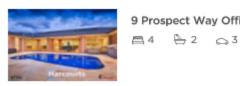
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
9 Prospect Way, Officer VIC 3809	\$713,000	10 Oct 17	
16 Egerton Street, Officer VIC 3809	\$680,000	19 Jun 17	
11 Harvest Road, Officer VIC 3809	\$680,000	25 May 17	

Property data source: rpp.rpdata.com. Generated on 28 Oct. 17



Additional information about comparable sales.



9 Prospect Way Officer VIC 3809 Sold Price

\$713,000 Sold Date 10-Oct-17

Distance 1.37km



16 Egerton Street Officer VIC 3809 Sold Price

□ 4 □ 2 □ 2

\$680,000 Sold Date 19-Jun-17 Distance

0.59km



11 Harvest Road Officer VIC 3809 Sold Price

\$680,000 Sold Date 25-May-17 Distance

0.73km

Property data source: rpp.rpdata.com. Generated on 28 Oct. 17.