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

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**Sections 47AF of the *Estate Agents Act 1980***

**Property offered for sale**

Address  
Including suburb and  
postcode

36 Peridot Avenue, Officer VIC 3809
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**Indicative selling price**

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

\$660,000
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&amp;

\$726,000
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**Median sale price**

Median price

\$435,000
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House

X
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Unit

Suburb

Officer
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Period - From

October 2016
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to

Sept 2017
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Source

CoreLogic
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**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

## Additional information about comparable sales.



**9 Prospect Way Officer VIC 3809**

 4  2  3

Sold Price

**\$713,000**

Sold Date

**10-Oct-17**

Distance

**1.37km**



**16 Egerton Street Officer VIC 3809**

 4  2  2

Sold Price

**\$680,000**

Sold Date

**19-Jun-17**

Distance

**0.59km**



**11 Harvest Road Officer VIC 3809**

 4  2  2

Sold Price

**\$680,000**

Sold Date

**25-May-17**

Distance

**0.73km**