



**first
national**
REAL ESTATE

Neilson Partners

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 Unit 1 Timbertop Boulevard, Officer

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$595,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$400,000

*House

*Unit x

Suburb Officer

Period - From Sep 2017

to March 2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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 12/19 Cotswold Cres, Officer	\$532,500	28/02/2018
2 27 Flemington Rise, Officer	\$517,000	08/05/2018
3 7 Officedale Rd, Officer	\$490,000	23/04/2018