

# STATEMENT OF INFORMATION

7 JASPER WAY, OFFICER, VIC

PREPARED BY MARIE LEONG , WISE GROUP, PHONE: 0450 105 165

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 7 JASPER WAY, OFFICER, VIC



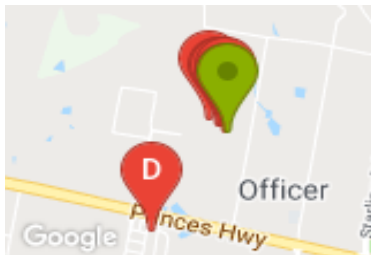
#### Indicative Selling Price

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

Price Range: **\$328,362 to \$362,000**

Provided by: Marie Leong , Wise Group

## MEDIAN SALE PRICE



### OFFICER, VIC, 3809

#### Suburb Median Sale Price (Vacant Land)

**\$265,000**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



### 9 JASPER WAY, OFFICER, VIC 3809



#### Sale Price

**\$340,000**

Sale Date: 24/02/2018

Distance from Property: 12m



### 14 JASPER WAY, OFFICER, VIC 3809



#### Sale Price

**\*\$350,000**

Sale Date: 11/04/2018

Distance from Property: 65m



### 10 JASPER WAY, OFFICER, VIC 3809



#### Sale Price

**\$350,000**

Sale Date: 19/04/2018

Distance from Property: 46m



This report has been compiled on 29/06/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 23 NOLAN CRES, OFFICER, VIC 3809

 4  2  2

Sale Price

**\$340,000**

Sale Date: 22/04/2018

Distance from Property: 866m



## 16 JASPER WAY, OFFICER, VIC 3809

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Sale Price

**\$345,000**

Sale Date: 11/05/2018

Distance from Property: 77m



## 29 AMBLESIDE WAY, OFFICER, VIC 3809

 4  2  2

Sale Price

**\*\*\$345,000**

Sale Date: 02/04/2018

Distance from Property: 157m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

7 JASPER WAY, OFFICER, VIC

Indicative selling price

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

Price Range:

\$328,362 to \$362,000

Median sale price

Median price

\$265,000

House

Unit


Suburb

OFFICER

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 JASPER WAY, OFFICER, VIC 3809	\$340,000	24/02/2018
14 JASPER WAY, OFFICER, VIC 3809	*\$350,000	11/04/2018
10 JASPER WAY, OFFICER, VIC 3809	\$350,000	19/04/2018
23 NOLAN CRES, OFFICER, VIC 3809	\$340,000	22/04/2018

16 JASPER WAY, OFFICER, VIC 3809	\$345,000	11/05/2018
29 AMBLESIDE WAY, OFFICER, VIC 3809	**\$345,000	02/04/2018