

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

9 Grassland Crescent, Officer Vic 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$561,500

*House

x

*Unit

Suburb

Officer

Period - From

1.06.18

to

1.09.18

Source

Pricefinder.com.au

Comparable property sales

- 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. 31 Flinders Park Drive, Officer Vic 3809	\$655,000	24.07.18
2. 3 Galle Avenue, Officer Vic 3809	\$607,000	1.05.18
3. 25 Ti-Tree Crescent, Officer Vic 3809	\$630,000	16.05.18

Property data source: REIV propertydata.com.au. Generated on 1 September 2018

Additional information about comparable sales.

☐		31 Flinders Park Drive Officer, VIC, 3809 Sale Price: \$655,000 Owner Name: R Mcghee, T Mcghee Category: House: One Storey / Lowset Land Use: Detached Dwelling	4 2 2 446m ² Approx. Sale Date: 24 Jul 2018 Distance: 0.12km Zoning: General Residential Zone - Schedule 1
☐		3 Galle Avenue Officer, VIC, 3809 Sale Price: \$607,000 Owner Name: S Zaki, V Pecanac Category: House Land Use: Detached Dwelling	3 2 2 509m ² Approx. Sale Date: 1 May 2018 Distance: 0.36km Zoning: General Residential Zone - Schedule 1
☐		25 Ti-Tree Crescent Officer, VIC, 3809 Sale Price: \$630,000 Owner Name: A Ali, H Ali Category: House: Standard Land Use: Detached Dwelling	4 2 2 400m ² Approx. Sale Date: 16 May 2018 Distance: 0.46km Zoning: General Residential Zone - Schedule 1

Property data source: REIV propertydata.com.au. Generated on 1 September 2018