

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 Shaw Road, Officer Vic 3809

Indicative selling price

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

Range between \$770,000

&

\$835,000

Median sale price

Median price \$682,500

Property Type House

Suburb Officer

Period - From 01/10/2021

to 31/12/2021

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.

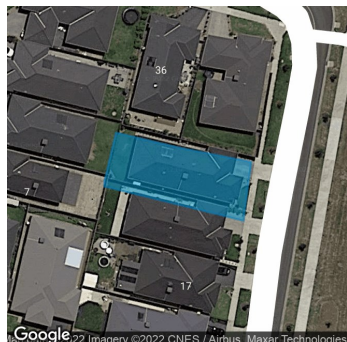
	Address of comparable property	Price	Date of sale
1	14 Dana St OFFICER 3809	\$820,000	03/02/2022
2	108 Shearwater Dr PAKENHAM 3810	\$800,000	16/11/2021
3	21 Rowling Dr OFFICER 3809	\$785,000	31/08/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/02/2022 13:27



4 2 2

Property Type: Land
Land Size: 404 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$835,000
Median House Price
December quarter 2021: \$682,500

Comparable Properties



14 Dana St OFFICER 3809 (REI)

Agent Comments

4 2 2

Price: \$820,000
Method: Private Sale
Date: 03/02/2022
Property Type: House
Land Size: 492 sqm approx



108 Shearwater Dr PAKENHAM 3810 (REI)

Agent Comments

4 2 2

Price: \$800,000
Method: Private Sale
Date: 16/11/2021
Property Type: House
Land Size: 480 sqm approx



21 Rowling Dr OFFICER 3809 (REI/VG)

Agent Comments

4 2 2

Price: \$785,000
Method: Private Sale
Date: 31/08/2021
Property Type: House
Land Size: 437 sqm approx

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