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	7 Lexington Crescent Officer VIC 3809

Indicative selling price

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

~~Single Price~~		or range between	$680,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	House	Suburb	Officer
Period-from	01 Sep 2019	to	31 Aug 2020	Source	Corelogic

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 6 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
8 Jersey Crescent Officer VIC 3809	$690,000	08-Jun-20
31 Park Central Avenue Officer VIC 3809	$700,000	08-Jul-20
5 Lansdown Avenue Officer VIC 3809	$700,000	12-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 21 September 2020

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8 Jersey Crescent Officer VIC 3809 Sold Price **$690,000** Sold Date **08-Jun-20**

4 2 2 Distance **0.32km**

31 Park Central Avenue Officer VIC 3809 Sold Price **$700,000** Sold Date **08-Jul-20**

4 2 2 Distance **0.27km**

5 Lansdown Avenue Officer VIC 3809 Sold Price Sold Date **12-Jun-20**

4 2 2 Distance **1.5km**

RS = Recent sale **UN** = Undisclosed Sale

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