

STATEMENT OF INFORMATION

5 HERCULES DRIVE, OFFICER, VIC 3809

PREPARED BY CHATURA JAYAWARDENA, WISE GROUP, PHONE: 041157172

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 HERCULES DRIVE, OFFICER, VIC 3809

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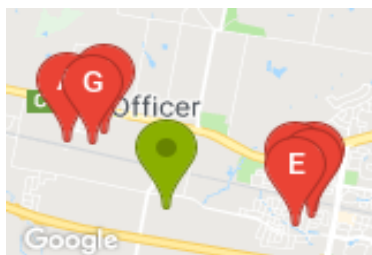
Indicative Selling Price

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

Price Range: \$520,000 to \$560,000

Provided by: Chatura Jayawardena, Wise Group

MEDIAN SALE PRICE



OFFICER, VIC, 3809

Suburb Median Sale Price (House)

\$550,000

01 January 2018 to 31 December 2018

Provided by: 

COMPARABLE PROPERTIES

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.



198 PRIMROSE AVE, OFFICER, VIC 3809

 4  2  2

Sale Price

\$555,000

Sale Date: 27/09/2018

Distance from Property: 1.6km



2 MOORCROFT TCE, OFFICER, VIC 3809

 4  2  2

Sale Price

\$502,500

Sale Date: 02/10/2018

Distance from Property: 1.3km



5 MARKBEECH CRES, OFFICER, VIC 3809

 4  2  2

Sale Price

\$500,000

Sale Date: 26/10/2018

Distance from Property: 1.9km



This report has been compiled on 27/02/2019 by Wise Group. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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4 TURNBRIDGE RD, OFFICER, VIC 3809

 4  2  2

Sale Price

\$520,000

Sale Date: 16/11/2018

Distance from Property: 1.9km



1 TURQUOISE WALK, OFFICER, VIC 3809

 4  2  2

Sale Price

\$455,000

Sale Date: 25/01/2019

Distance from Property: 1.7km



5 FERN ST, OFFICER, VIC 3809

 4  2  2

Sale Price

***\$510,000**

Sale Date: 06/02/2019

Distance from Property: 1.7km



12 BEVINGTON CRES, OFFICER, VIC 3809

 4  2  2

Sale Price

***\$530,000**

Sale Date: 22/02/2019

Distance from Property: 1.3km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

5 HERCULES DRIVE, OFFICER, VIC 3809

Indicative selling price

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

Price Range:

\$520,000 to \$560,000

Median sale price

Median price

\$550,000

House

Unit

Suburb

OFFICER

Period

01 January 2018 to 31 December 2018

Source

 pricefinder

Comparable property sales

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

198 PRIMROSE AVE, OFFICER, VIC 3809	\$555,000	27/09/2018
2 MOORCROFT TCE, OFFICER, VIC 3809	\$502,500	02/10/2018
5 MARKBEECH CRES, OFFICER, VIC 3809	\$500,000	26/10/2018

4 TURNBRIDGE RD, OFFICER, VIC 3809	\$520,000	16/11/2018
1 TURQUOISE WALK, OFFICER, VIC 3809	\$455,000	25/01/2019
5 FERN ST, OFFICER, VIC 3809	*\$510,000	06/02/2019
12 BEVINGTON CRES, OFFICER, VIC 3809	*\$530,000	22/02/2019