

STATEMENT OF INFORMATION

3 HELLER ROAD, OFFICER, VIC 3809

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 HELLER ROAD, OFFICER, VIC 3809

 4  2  2

Indicative Selling Price

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

Single Price: 545,000

Provided by: Dilshan Wijerathne, Wise Group

MEDIAN SALE PRICE



OFFICER, VIC, 3809

Suburb Median Sale Price (House)

\$510,500

01 April 2017 to 31 March 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.



40 TOLKIEN BVD, OFFICER, VIC 3809

 4  2  2

Sale Price

***\$530,000**

Sale Date: 27/03/2018

Distance from Property: 343m



4 EMALEIGH CL, OFFICER, VIC 3809

 4  2  2

Sale Price

****\$555,000**

Sale Date: 05/03/2018

Distance from Property: 354m



28 CASUARINA RD, OFFICER, VIC 3809

 4  2  2

Sale Price

***\$599,000**

Sale Date: 01/03/2018

Distance from Property: 432m



This report has been compiled on 05/04/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

3 HELLER ROAD, OFFICER, VIC 3809

Indicative selling price

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

Single Price:

545,000

Median sale price

Median price

\$510,500

House

X

Unit

Suburb

OFFICER

Period

01 April 2017 to 31 March 2018

Source



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
40 TOLKIEN BVD, OFFICER, VIC 3809	*\$530,000	27/03/2018
4 EMALEIGH CL, OFFICER, VIC 3809	**\$555,000	05/03/2018
28 CASUARINA RD, OFFICER, VIC 3809	*\$599,000	01/03/2018