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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

4 Rose Garden Avenue Officer VIC 3809

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$690,000

## Median Sale Price

\$548,000 Houses in Officer between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**9 Grassland Crescent Officer VIC 3809**

 4  2  2

Sold Price

**\$660,000**

Sold Date

**17-Sep-18**

Distance

**0.33km**



**1 Dairy Close Officer VIC 3809**

 4  2  2

Sold Price

**\$655,000**

Sold Date

**30-Nov-18**

Distance

**0.43km**



**42 Majestic Drive Officer VIC 3809**

 4  2  2

Sold Price

**\$675,000**

Sold Date

**21-Aug-18**

Distance

**0.84km**

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