

## 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 6 Verve Drive, Officer VIC 3809

### Indicative selling price

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

range between \$515,000 & \$566,500

### Median sale price

(\*Delete house or unit as applicable)

Median price \$532,250 \*House ☒ Suburb Officer  
Period - From Feb 2018 to July 2018 Source Core Logic RP Data [rpp.rpdata.com](http://rpp.rpdata.com)

### 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
1 40 Tolkien Boulevard, Officer VIC	\$ 530,000	20-MAR-18
2 36 Verdant Avenue, Officer VIC	\$563,000	08-MAY-18
3 4 Emaleigh Close, Officer VIC	\$555,000	25-FEB-18

Property data source: Core Logic RP Data [rpp.rpdata.com](http://rpp.rpdata.com) Generated on 31 March 2018.

## 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.



**40 Tolkien Boulevard Officer VIC 3809**

 4  2  2

Sold Price

**\$530,000**

Sold Date **20-Mar-18**

Distance **0.38km**



**36 Verdant Avenue Officer VIC 3809**

 4  2  2

Sold Price

**\$563,000**

Sold Date **08-May-18**

Distance **0.46km**



**4 Emaleigh Close Officer VIC 3809**

 4  2  2

Sold Price

**\$555,000**

Sold Date **25-Feb-18**

Distance **0.67km**

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