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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

17 Hedgevale Drive Officer VIC 3809

4 2 2

Indicative Selling Price

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

Range between \$650,000 & \$715,000

Median Sale Price

\$360,000 Lands in Officer between 01 Mar 2018 - 28 Feb 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.



25 Park Central Avenue Officer VIC 3809 Sold Price **\$697,000** Sold Date **08-Jan-19**
 4 3 2 Distance **1.63km**



18 Fairwood Rise Officer VIC 3809 Sold Price ^{RS} **\$670,000** Sold Date **19-Mar-19**
 4 2 2 Distance **0.5km**



10 Captain Street Officer VIC 3809 Sold Price ^{RS} **\$660,000** Sold Date **27-Dec-18**
 3 2 2 Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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