

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 25 Park Central Avenue Officer VIC 3810

Indicative selling price

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

\$690,000

&

\$750,000

Median sale price

Median price \$560,000

House

X

Unit

Suburb Officer

Period - From Nov 2017

to 31 Oct 2018

Source CoreLogic

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
254 Pink Hill Boulevard Officer VIC 3809	\$710,000	13 Sept 18
7 Misterover Grove Officer VIC 3809	\$730,000	01 Sept 18
11 Kooyong Close Officer VIC 3809	\$700,142	14 Oct 18

Property data source: CoreLogic Generated on 21th November 2018