
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 23 Christopher Road, Officer VIC 3809

Indicative selling price

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

\$580,000

&

\$638,000

Median sale price

Median price \$442,000

House

X

Unit

Suburb Officer

Period - From Dec 2016

to Nov 2017

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
3 Bronte Boulevard Officer VIC 3809	\$635,000	19 Jun 17
22 Shakespeare Grove Officer VIC 3809	\$635,000	09 Oct 17
33 Still Water Way Officer VIC 3809	\$615,000	24 Nov 17

Additional information about comparable sales.

**3 Bronte Boulevard Officer VIC
3809**

 4  -  -

Sold Price

\$635,000

Sold Date

19-Jun-17

Distance

0.53km



**22 Shakespeare Grove Officer VIC
3809**

 4  2  2

Sold Price

\$635,000

Sold Date

09-Oct-17

Distance

0.94km



**33 Still Water Way Officer VIC
3809**

 3  2  2

Sold Price

\$615,000

Sold Date

24-Nov-17

Distance

1.03km