
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

150 Primrose Avenue, Officer VIC 3809

Indicative selling price

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

\$440,000

&

\$470,000

Median sale price

Median price

\$476,000

House

X

Unit

Suburb

Officer

Period - From

01 January 17

to

31 Dec 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
49 Cherrington Avenue, Officer VIC 3809	\$457,000	29 Nov 17
10 Kentwell Road, Officer VIC 3809	\$450,000	08 Dec 17
4 Moorcroft Terrace, Officer VIC 3809	\$445,000	09 Nov 17