

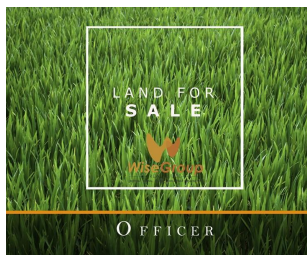
STATEMENT OF INFORMATION

14 JASPER WAY, OFFICER, VIC 3809

PREPARED BY MARIE LEONG, WISE GROUP, PHONE: 0450105165

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 JASPER WAY, OFFICER, VIC 3809



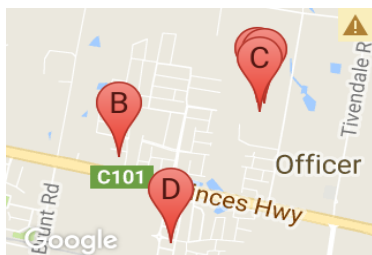
Indicative Selling Price

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

Price Range: 335,000 to 350,000

Provided by: Madhawa & Dilshan, Wise Group

MEDIAN SALE PRICE



OFFICER, VIC, 3809

Suburb Median Sale Price (Vacant Land)

\$260,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



8 JASPER WAY, OFFICER, VIC 3809



Sale Price

\$300,000

Sale Date: 13/11/2017

Distance from Property: 44m



6 SONNING GR, OFFICER, VIC 3809



Sale Price

\$276,008

Sale Date: 15/12/2017

Distance from Property: 983m



105 TIMBERTOP BVD, OFFICER, VIC 3809



Sale Price

\$261,000

Sale Date: 09/01/2018

Distance from Property: 75m



This report has been compiled on 20/04/2018 by Wise Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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55 PIONEER WAY, OFFICER, VIC 3809



Sale Price

\$335,000

Sale Date: 09/02/2018

Distance from Property: 1.2km



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

14 JASPER WAY, OFFICER, VIC 3809

Indicative selling price

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

Price Range:

335,000 to 350,000

Median sale price

Median price

\$260,000

House

Unit


Suburb

OFFICER

Period

01 April 2017 to 31 March 2018

Source



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
8 JASPER WAY, OFFICER, VIC 3809	\$300,000	13/11/2017
6 SONNING GR, OFFICER, VIC 3809	\$276,008	15/12/2017
105 TIMBERTOP BVD, OFFICER, VIC 3809	\$261,000	09/01/2018
55 PIONEER WAY, OFFICER, VIC 3809	\$335,000	09/02/2018