

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 7 Madison Place, Officer VIC 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$640,000 & \$695,000

Median sale price

(*Delete house or unit as applicable)

Median price \$484,900 *House x *Unit Suburb Officer, VIC 3809

Period - From Feb 2017 to Jan 2018 Source Data supplied by RP Data Pty Ltd trading as CoreLogic

Comparable property sales (*Delete A or B below as applicable)

A* 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
16 Grassland Crescent, Officer VIC 3809	\$645,500	20/11/2017
20 Harvest Road, Officer VIC 3809	\$675,000	30/01/2018
8 Still Water Way, Officer VIC 3809	\$690,500	22/01/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.