

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	84 Lincoln Avenue Officer, 3809
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$595,000 & \$650,000
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### Median sale price

Median price	\$703,750	Property Type	HOUSE	Suburb	OFFICER
Period - From	31-Aug-2022	to	16-Jul-2023	Source	REA

### 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
1	40 Lincoln Avenue, Officer	\$590,000	24-Jul-2023
2	31 shale rise officer	\$636,000	22-Feb-2023
3	41 Stanley Drive, Officer	\$655,000	07-Apr-2023

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