



**first
national**
REAL ESTATE

Neilson Partners

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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 \$690,000 & \$750,000

Median sale price

(*Delete house or unit as applicable)

Median price \$420,000 *House x *unit Suburb or locality Officer

Period - From July '16 to July '17 Source CoreLogic

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

| Address of comparable property | Price | Date of sale |
|--------------------------------|-----------|--------------|
| 1 4 Hardwick Place, Officer | \$725,000 | 09/06/17 |
| 2 11 Elsham Street, Officer | \$730,000 | 21/06/17 |
| 3 10 Clovelly Way, Officer | \$800,000 | 25/05/17 |