

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 4 Galle Avenue, Officer, VIC 3809

Indicative selling price

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

Price Range \$1,080,000 & \$1,120,000

Median sale price

Median price \$750,000 Property Type House Suburb Officer (3809)

Period - From 28/02/2022 to 22/03/2022 Source REA

Comparable property sales

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
7 KENTWELL ROAD, OFFICER VIC 3809	\$1,100,000	16/02/2022
76 SKYLINE DRIVE, OFFICER VIC 3809	\$1,180,000	08/09/2021
15 RIVERHILL ROAD, OFFICER VIC 3809	\$1,235,000	09/08/2021

This Statement of Information was prepared on: 22/03/2022