

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

1 Niki Place Officer 3809

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
3 bed, 2.5 bath, 1 car townhome Lots 303, 304, 321	\$*	Or range between	\$404,900	&	\$414,900
3 bed, 2.5 bath, 2 car townhome Lots 309, 310, 313	\$	Or range between	\$444,900	&	\$489,900
4 bed, 2.5 bath, 2 car townhome Lots 301, 302, 319, 320	\$*	Or range between	\$474,900	&	\$514,900

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$600,000

Suburb

Officer

Period - From

Oct 20

To

Dec 20

Source

REIV

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 bed, 2 bath, 1 car townhome	9/1 Eades Street Officer	\$445,000	4.2.21
	5 Cyan Crescent, Officer	\$470,000	23.12.20
	2612 Cotswold Crescent, Officer	\$533,250	25.3.21

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 bed, 2 bath, 2 car townhome	Lot 122/Cnr Bridge Road & Coxon	\$439,900	16.01.21
	130 Greenhouse Grange, Officer	\$476,014	29.12.20
	5 Cyan Crescent, Officer	\$470,000	23.12.20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4 bed, 2 bath, 2 car townhome	130 Greenhouse Grange, Officer	\$481,014	29.12.20
	Lot 107 Cnr Bridge Road & Coxon Street, Officer	\$459,900	16.01.21
	7/1 Eades Street, Officer	\$460,000	22.12.20

This Statement of Information was prepared on:

16.4..21