

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

8 Majestic Drive 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

\$590,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,000

Property type

House

Suburb

Officer

Period-from

01 Oct 2018

to

30 Sep 2019

Source

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 6 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

6 Curran Drive Officer VIC 3809	\$670,000	04-May-19
4 Prospect Way Officer VIC 3809	\$631,000	08-May-19
89 Grandvue Boulevard Officer VIC 3809	\$605,000	06-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 16 October 2019


6 Curran Drive Officer VIC 3809

Sold Price

\$670,000

Sold Date **04-May-19**
 4
 2
 2

Distance **0.76km**

4 Prospect Way Officer VIC 3809

Sold Price

\$631,000

Sold Date **08-May-19**
 4
 2
 2

Distance **0.09km**

89 Grandvue Boulevard Officer VIC 3809

Sold Price

\$605,000

Sold Date **06-Jun-19**
 4
 2
 2

Distance **0.57km**
RS = Recent sale

UN = Undisclosed Sale

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