

STATEMENT OF INFORMATION

16 SIMON AVENUE, OFFICER, VIC

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 SIMON AVENUE, OFFICER, VIC

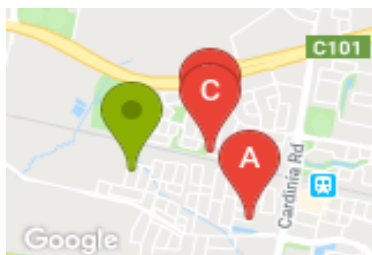
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Indicative Selling Price

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

Price Range: \$480,000 to \$520,000

MEDIAN SALE PRICE



OFFICER, VIC, 3809

Suburb Median Sale Price (House)

\$551,450

01 January 2018 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



11 CRANBROOK CCT, OFFICER, VIC 3809

 3  2  1

Sale Price

***\$520,000**

Sale Date: 03/08/2018

Distance from Property: 841m



39 GRASSLAND CRES, OFFICER, VIC 3809

 3  2  2

Sale Price

\$527,500

Sale Date: 18/04/2018

Distance from Property: 562m



22 LAGOON ROW, OFFICER, VIC 3809

 3  2  1

Sale Price

\$528,000

Sale Date: 16/05/2018

Distance from Property: 529m



This report has been compiled on 08/08/2018 by Matthieu Babet. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for

Address
Including suburb and
postcode

16 SIMON AVENUE, OFFICER, VIC

Indicative selling price

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

Price Range:

\$480,000 to \$520,000

Median sale price

Median price

\$551,450

House

☒

Unit

☐

Suburb

OFFICER

Period

01 January 2018 to 30 June 2018

Source

 pricefinder

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

Price

Date of sale

11 CRANBROOK CCT, OFFICER, VIC 3809	*\$520,000	03/08/2018
39 GRASSLAND CRES, OFFICER, VIC 3809	\$527,500	18/04/2018
22 LAGOON ROW, OFFICER, VIC 3809	\$528,000	16/05/2018