

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3 Annabel Crescent Officer 3809

Indicative selling price

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

\$520,000

&

\$570,000

Median sale price

Median price \$338,000

House

Land

X

Suburb Officer 3809

Period - From 01/01/2018

to 31/03/2018

Source Pricefinder.com.au

Comparable property sales

- 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 six months.