

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 33 Grandvue Blvd, Officer, VIC 3809

Indicative selling price

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

Price Range \$1,150,000 & \$1,200,000

Median sale price

Median price \$770,000 Property Type House Suburb Officer (3809)

Period - From 05/12/2022 to 05/06/2023 Source RP DATA

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
55 ALTERA CRESCENT, OFFICER VIC 3809	\$1,165,000	23/01/2023
49 GRANDVUE BOULEVARD, OFFICER VIC 3809	\$1,113,000	03/10/2023
25 EASTBOURNE CRESCENT, OFFICER VIC 3809	\$1,200,000	23/05/2023

This Statement of Information was prepared on: 05/06/2023