

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

26 Altera Crescent 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)

or range between \$350,000 & \$385,000

Median sale price

Median price

\$382,000

Property type

Land

Suburb

Officer

Period - From

01.01.2020

to

31.03.2020

Source

Price Finder

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
9 PENLEY RISE, OFFICER, VIC 3809	\$356,000	07.10.2019
51 ALTERA CRES, OFFICER, VIC 3809	\$350,000	06.12.2019
10 PENLEY RISE, OFFICER, VIC 3809	\$350,000	14.02.2020

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 six months.~~

This Statement of Information was prepared on: 06.04.2020