

## 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 59 Skyline Drive, Officer Vic 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$570,000

&

\$627,000

### Median sale price

Median price \$546,000

\*House

x

\*Unit

Suburb Officer

Period - From 23.10.17 to 23.01.18

Source Price Finder


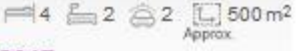




### Comparable property sales

**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
1. 28 Christopher Close, Officer	\$610,000	05.12.17
2. 33 Stillwater Way, Officer	\$615,000	31.10.17
3. 53 Vilella Drive, Pakenham	\$627,000	06.09.17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 23.01.18

## Additional information about comparable sales.

	<b>28 Christopher Road Officer, VIC, 3809</b> <b>Sale Price: \$610,000</b> Owner Name: A Underwood, K Underwood Category: House: One Storey / Lowset Land Use: Detached Dwelling	 <b>Sale Date: 5 Dec 2017</b> Distance: 1.76km Zoning: Urban Growth Zone - Schedule 1
	<b>33 Still Water Way Officer, VIC, 3809</b> <b>Sale Price: \$615,000</b> Owner Name: M Mullarvey Category: House Land Use: Detached Dwelling (existing)	 <b>Sale Date: 31 Oct 2017</b> Distance: 0.90km Zoning: General Residential Zone - Schedule 1
	<b>53 Villella Drive Pakenham, VIC, 3810</b> <b>Sale Price: \$627,000</b> Owner Name: C Rampal, M Mcdevitt Category: House: Standard Land Use: Detached Dwelling	 <b>Sale Date: 6 Sep 2017</b> Distance: 0.94km Zoning: General Residential Zone - Schedule 1

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 23.01.18