

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

75 Kenneth Road, Officer 3809

Indicative selling price

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

\$550,000

&

\$605,000

Median sale price

Median price

\$507,500

*House

X

*Unit

Suburb

Officer

Period - From

04/08/2017

to

04/11/2017

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. 54 Majestic Drive, Officer	\$590,000	14/10/2017
2. 3 Curran Drive, Officer	\$583,000	18/06/2017
3. 96 Arena Parade, Officer	\$579,000	29/07/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 04 November 2017.

Additional information about comparable sales.

	<p>96 Arena Parade Officer, VIC, 3809</p> <p>Sale Price: \$579,000 Owner Name: B Ngorn, S Peng Category: House: Standard Land Use: Detached Dwelling</p>	<p>  4  2  2  563m² <small>Approx.</small> </p> <p>Sale Date: 29 Jul 2017 Distance: 1.48km Zoning: General Residential Zone - Schedule 1 Eq. Building Area: 21.0m²</p>
	<p>3 Curran Drive Officer, VIC, 3809</p> <p>Sale Price: \$583,000 Owner Name: H Gamlath Rallage, V Dissanayake Category: House Land Use: Detached Dwelling</p>	<p>  4  2  2  576m² <small>Approx.</small> </p> <p>Sale Date: 18 Jun 2017 Distance: 1.41km Zoning: General Residential Zone - Schedule 1</p>
	<p>54 Majestic Drive Officer, VIC, 3809</p> <p>Sale Price: \$590,000 Owner Name: S Chamberlain Category: House Land Use: Vacant Residential Dwelling Site/surveyed Lot</p>	<p>  4  2  2  650m² <small>Approx.</small> </p> <p>Sale Date: 14 Oct 2017 Distance: 0.78km Zoning: Urban Growth Zone - Schedule 1</p>

Property data source: [REIV propertydata.com.au](https://www.reiv.com.au/propertydata.com.au). Generated on 04 November 2017