

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

36 Heathcote Grove 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)

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

House

Suburb

Officer

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

84 Lincoln Avenue Officer VIC 3809	\$510,000	06-Mar-20
15 Tara Boulevard Officer VIC 3809	\$519,800	11-Mar-20
78 Lincoln Avenue Officer VIC 3809	\$495,000	20-Feb-20

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 6 months.~~

This Statement of Information was prepared on: 15 May 2020



84 Lincoln Avenue Officer VIC 3809 Sold Price **\$510,000** Sold Date **06-Mar-20**

 3  2  2

Distance **1.33km**

Notes from your agent

Comparable sale similar block size



15 Tara Boulevard Officer VIC 3809 Sold Price **\$519,800** Sold Date **11-Mar-20**

 3  2  1

Distance **1.01km**

Notes from your agent

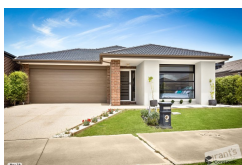
Slightly larger block, sold during early covid-19



78 Lincoln Avenue Officer VIC 3809 Sold Price **\$495,000** Sold Date **20-Feb-20**

 3  2  2

Distance **1.33km**



15 Pioneer Way Officer VIC 3809 Sold Price **\$545,500** Sold Date **03-Dec-19**

 3  2  2

Distance **0.1km**



20 Rosina Drive Officer VIC 3809 Sold Price **\$530,000** Sold Date **20-Dec-19**

 3  2  2

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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12/19 Cotswold Crescent Officer VIC 3809

3 2 2

Sold Price

\$515,000

Sold Date

13-Jan-20

Distance

0.64km



267 Rix Road Officer VIC 3809

3 2 2

Sold Price

\$490,000

Sold Date

11-Feb-20

Distance

0.82km



225 Pink Hill Boulevard Officer VIC 3809

3 2 2

Sold Price

\$520,000

Sold Date

19-Dec-19

Distance

1.12km



99 Beatrix Circuit Officer VIC 3809

3 2 2

Sold Price

\$552,000

Sold Date

03-Mar-20

Distance

1.57km



307 Rix Road Officer VIC 3809

3 2 2

Sold Price

\$470,000

Sold Date

07-Jan-20

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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