

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

51 Petaluma Crescent, Officer, VIC 3809

Indicative selling price

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

Price Range

\$870,000

&

\$957,000

Median sale price

Median price

\$650,000

Property Type

House

Suburb

Officer (3809)

Period - From

01/01/2021

to

31/12/2021

Source

pricefinder

Comparable property sales

A

These are the three properties sold within five kilometres of the property for sale in the last 18 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
81 ARENA PARADE, OFFICER VIC 3809	\$906,000	17/11/2021
16 CLENDON DRIVE, OFFICER VIC 3809	\$953,500	19/12/2021
3 RYEBURN STREET, OFFICER VIC 3809	\$980,000	26/01/2022

This Statement of Information was prepared on: 27/03/2022