

## 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 33 Fadden Mews, Officer VIC 3809.

### Indicative selling price

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

☐ range between  &

### Median sale price

Median price  ☒ \*House ☐ X ☐ Suburb   
Period - From  to  Source

### Comparable property sales

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
1.3 Avebury Place Officer VIC 3809.	\$360,500	11-May-2017
2.25 Bianca Court, Pakenham VIC 3810.	\$345,240	2-Sep-2017
3.4 Pendula Place, Pakenham VIC 3810.	\$375,000	14-Jul-2017